BOOK 8114 PAGE 679 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 49,622.59

Jimmie Rhodes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF January, 1990

Notary Public

MY COMMISSION EXPIRES: 1/23/92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (615) 391-0655
American Escrow Service, Inc., P.O. Box 148148, Nash, Tenn. 37214
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
American Construction & Remodeling Company, Inc. (NAME)	The City Federal Savings Bank (NAME)	107
P.O. Box 148148 (STREET ADDRESS OR ROUTE NUMBER)	c/o Kissell Service Center P.O. Box 127 (STREET ADDRESS)	5-145
Nashville, Tenn. 37214 (CITY) (STATE) (P.O. ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	

Mail

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE Kenneth R. Rhodes and wife Jimmie L. Rhodes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO American Construction & Remodeling Company, Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 125 on the Plan of Bel Air, Section II, as of record in Book 2900, pages 29-32, inclusive. Register's Office for Davidson Co. Tennessee. Said Lot No. 125 fronts 65 feet on the easterly side of Elissa Drive and runs back 95 feet on the northerly side line and 127 feet on the southerly line, to a dead line in the rear which measures 72.5 feet.

Being the same property conveyed to Kenneth R. Rhodes and wife Jimmie L. Rhodes by Installment Deed from American Construction & Remodeling Company, Inc. of record in Book 7611, page 846, Register's Office for Davidson County, Tennessee.

This property is sold subject to a first mortgage lien to The City Federal Savings Bank, a second mortgage to Third National Bank and a wrap mortgage to AMC Mortgage Company, Inc., all of record in the Register's Office for Davidson County, Tennessee. The total of all three mortgages is $49,622.59.

282 U.S. IDENTIFICATION May 23 10 39 AM '90 FEES & MORTGAGE TAX

3988 05/23 0101 03CHECK 170.68

unimproved ( ) This is improved (XX) property, known as 714 Elissa Drive, Nashville, Tennessee 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 23 day of January, 19 90

Kenneth R. Rhodes

Jimmie L. Rhodes

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Donald R. O'Guin, Sr., a Notary Public in and for said County and State, the within named Kenneth R. Rhodes and Jimmie L. Rhodes

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23 day of January, 19 90.

Donald R. O'Guin, Sr. NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

Commission Expires 1/23/1994

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

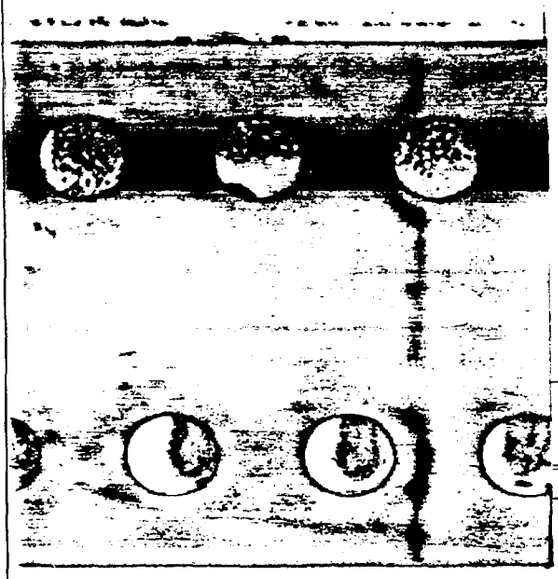
WARRANTY DEED

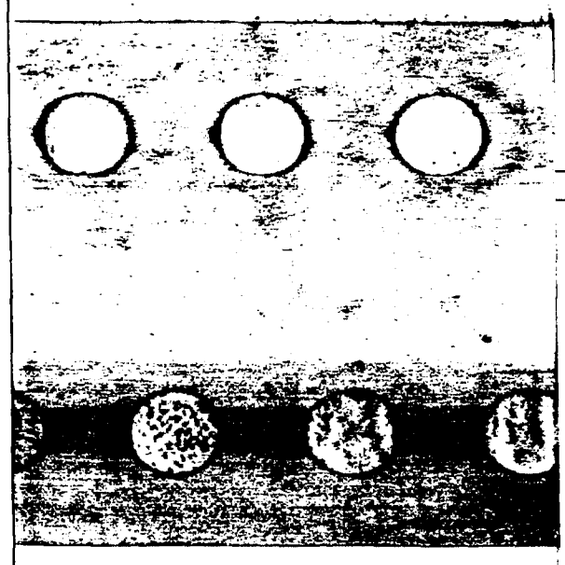
FROM

TO

ATTORNEYS TITLE A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8114 PAGE 681

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	49622.59
			CON TX	163.68
			PRFEE	1.00
			WDEED	6.00
			TOTAL	170.68
			CHECK	170.68
05/23/90	01	10:40	0001	3988

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28205

IDENTIFICATION REFERENCE

MAY 23 10 39 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 321407