This instrument prepared by:
MID-STATE TITLE & ESCROW, INC.
GAYLE T. MOYER, ATTORNEY, 128 HOLIDAY COURT, SUITE 125, FRANKLIN, TN 37064

SEND TAX STATEMENTS TO:
ATLANTIC COAST MORTGAGE CO.
12700 FAIR LAKES CIRCLE
FAIRFAX, VIRGINIA 22099

NAME OF MORTGAGEE:
ATLANTIC COAST MORTGAGE CO.
12700 FAIR LAKES CIRCLE
FAIRFAX, VIRGINIA 22099

ADDRESS NEW OWNERS:
MARK A. DONNER
491 ANNEX AVENUE
NASHVILLE, TENNESSEE 37209

MAP_____, GROUP___, PARCEL_____
90-16/1

WARRANTY DEED BOOK 8120 PAGE 52

FOR AND IN CONSIDERATION OF THE SUM OF SEVENTY THREE THOUSAND ($73,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, OTTO KNUTZEN, have this day bargained and sold and do hereby transfer and convey unto MARK A. DONNER AND WIFE, REBECCA M. GUITTAR-DONNER, their heirs and assigns, the following described property:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 271 on the Map of Charlotte Park, Section V, as of record in Book 2663, pages 111 and 112, Register's Office for said County, and more particularly described as follows:

Said Lot No. 271 fronts 74.0 feet on the northwesterly side of Annex Avenue, and extends back between parallel lines, 150.0 feet to a dead line on which it measures 74.0 feet.

Being the same property conveyed to Karl J. Knutzen by quitclaim deed of Mary Belle Knutzen, of record in Book 5454, page 59, Register's Office of Davidson County, Tennessee. Karl J. Knutzen is deceased and said property vested in Otto Knutzen by the Last Will and Testament of Karl J. Knutzen filed in the Probate Court of Davidson County, Tennessee, in Book 162, page 352.

TO HAVE AND TO HOLD the said lands, with the improvements and appurtenances thereunto belonging to the said Mark A. Donner and wife, Rebecca M. Guittar-Donner, their heirs and assigns, forever.

AND GRANTOR COVENANTS with the said Mark A. Donner and wife, Rebecca M. Guittar-Donner, that he is lawfully seized and possessed of said land, in fee simple, has a good right to convey it, and that it is unencumbered, except as follows:

1. 1990 Davidson County Metropolitan taxes are a lien against the property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with grantor paying his prorata part thereof to grantees, who will be responsible for payment of said taxes when they become due. Map and Parcel No. 90-16/1.

2. Restrictive covenants contained in instrument of record in Book 2875, page 426 and Book 2593, page 566, Register's Office of Davidson County, Tennessee.

3. Matters appearing on the Plan of Charlotte Park, Section V, of record in Book 2663, pages 111 and 112, said Register's Office, including the following: (a) 40 ft. minimum building setback line from Annex Avenue; (b) 10 ft. public utility easement lying along the rear boundary line; (c) 50 ft. T.V.A. right of way lying along the rear portion of said property; and (d) 5 ft. X 30 ft. anchor easement located at the southeast corner of subject property.

4. Survey of John Kohl dated May 3, 1990 shows a portion of the concrete drive encroaching over the 5 ft. X 30 ft. anchor easement and a portion of the shed encroaching over the T.V.A. right of way.

AND GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to said property, to the said Mark A. Donner and wife, Rebecca M. Guittar-Donner, their heirs and assigns, against the lawful claims of all persons, whomsoever.

And I, Mary Knutzen, wife, of Otto Knutzen, do hereby join in the provisions of this instrument for the purpose of transferring and quitclaiming unto the said Mark A. Donner and wife, Rebecca M. Guittar-Donner, any and all right, title and interest that I might have in the foregoing described property by reason of my marital status, or otherwise.

Witness our hands on this the 30 day of May, 1990.

Otto Knutzen
OTTO KNUTZEN

BY: Joe Boyd Rowland Attorney in Fact
JOE BOYD ROWLAND, ATTORNEY-IN-FACT

Mary Knutzen
MARY KNUTZEN

BY: Joe Boyd Rowland Attorney in Fact
JOE BOYD ROWLAND, ATTORNEY-IN-FACT

29998

IDENTIF. TREFERENCE

MAY 31 2 07 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

RUSH

[illegible] 31 2101 03CHECK 250.90

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Joe Boyd Rowland, Attorney-in-Fact for Otto Knutzen and wife, Mary Knutzen, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Otto Knutzen and wife, Mary Knutzen, as the free act and deed of the said Otto Knutzen and wife, Mary Knutzen, for the purposes therein contained; said Power of Attorney of record in Book 8120, page 50, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Franklin, Tennessee, on this the 30 day of May, 1990.

(SEAL) NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Cynthia M. Beard
Notary Public

My Commission Expires:
Jan. 24, 1994

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

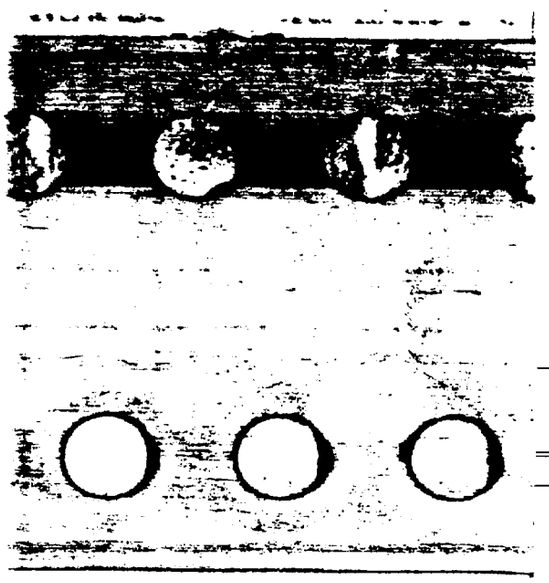
The actual value or consideration, whichever is greater, for this transfer is $73,000.00.

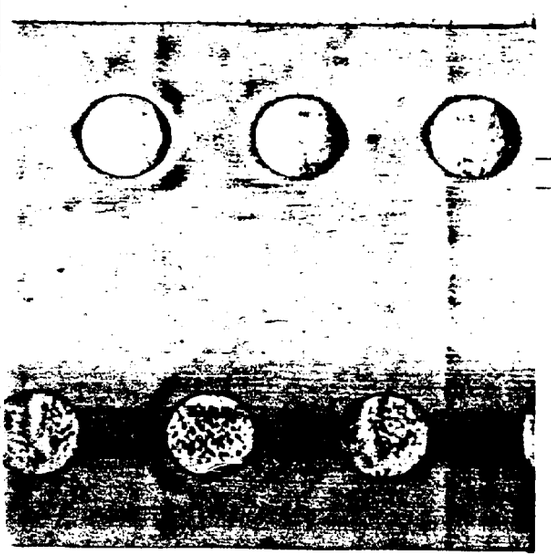
Sworn to and subscribed before me, on this the 30 day of May, 1990.

(SEAL) NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Cynthia M. Beard
Notary Public

My Commission Expires:
Jan. 24, 1994





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

RECEIVED OF _____

FOR _____

BOOK 8120 PAGE 55

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	73000.00
			CON TX	240.90
			PRFEE	1.00
			WDEED	9.00
			TOTAL	250.90
			CHECK	250.90
05/31/90	01		14:05 0001	6155

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29998

IDENTIF. TREFERENCE

MAY 31 2 07 PM '90

FELIX Z. WILSON IIREGISTER
DAVIDSON COUNTY TN.

No. 323545