WARRANTY DEED

9198 06/11 0101 03CHECK 225.87

Address New Owner as Follows:
American Construction &
Remodeling Company, Inc.
P. O. Box 148148
Nashville, Tennessee 37214

SEND TAX BILLS TO:
Standard Mortgage Corp.
P.O. Box 105613
Atlanta, GA 30348
Loan No. 502681-8-549

THIS INSTRUMENT PREPARED BY:
American Escrow Service, Inc.
P. O. Box 148148
Nashville, Tennessee 37214

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is:

MAP AND PARCEL
104-01-0-430.00

66,270.00

Krissa A. Baylor
Affiant

Subscribed and sworn to before me, this the 4th day of May, 1990.

Donald R. O'Guin
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:

JANUARY 23, 1994

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid by American Construction & Remodeling Company, Inc., a Tennessee Corporation, (the "Grantee" herein) the receipt whereof is hereby acknowledged, the undersigned Grantor, Krissa A. Baylor (the "Grantor" herein), has this day bargained and sold, and by these presents does hereby transfer and convey unto the said American Construction & Remodeling Company, Inc., it successors, heirs and assigns, a certain interest in real estate in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 3 on the Plan of Resubdivision of Lots 177 and 178, West Grove Subdivision, of record in Plat Book 4300 at page 19, Register's Office for Davidson County, Tennessee, to which reference is herby made for a more complete description.

BEING the same property conveyed to Krissa A. Baylor by quite claim deed from Ladonna L. Meuchel, unmarried of record in Book 8027, page 40 , Register's Office, Davison County, Tennessee.

THIS conveyance is subject to a deed of trust of record in Book 6951, Page 569, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said interest in real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, heirs and assigns forever. We, the Grantor's covenant with the said Grantee, that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as herein set forth. We, the Grantors, do further covenant and bind myself, my successors, heirs, assigns, and representatives, to warrant and forever defend the title to the said real estate to the said Grantee, its successors, heirs and assigns against the lawful claims of all persons whomsoever.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as are of record.

IN WITNESS WHEREOF I have hereunto set my hand on this the 4th day of May, 1990.

Krissa A. Baylor

Krissa A. Baylor, unmarried

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Donald R. O'Guin, Sr., a Notary Public in and for said County and State, the within named Krissa A. Baylor the bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4th day of May, 1990.

Donald R. O'Guin

NOTARY PUBLIC

My Commission Expires: January 23, 1994

3291 2

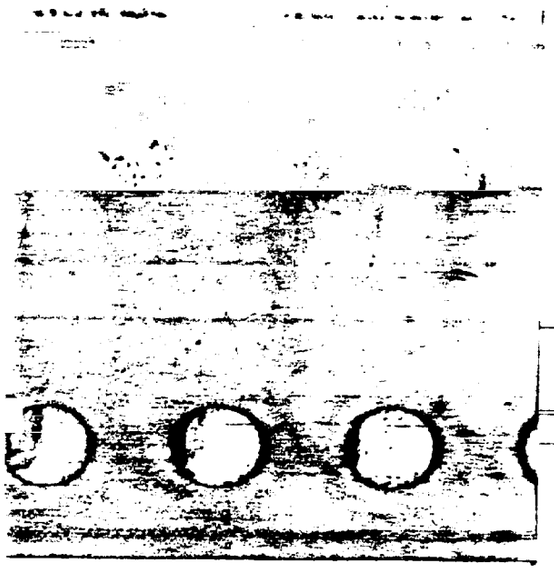
IDENTIFICATION REFERENCE

JUN 11 11 05 AM '90

DAVIDSON COUNTY, TN

RUSH

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



RECEIVED OF _____

FOR _____

BOOK 8128 PAGE 496

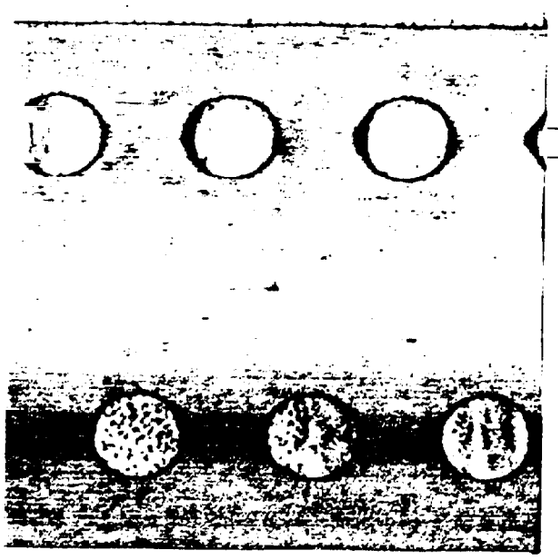
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	66270.00
CON TX	218.87
PRFEE	1.00
MDEED	6.00
TOTAL	225.87
CHECK	225.87

06/11/90 01 11:05 0001 9198

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



3.2912

IDENTIFICATION REFERENCE

JUN 11 11 05 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 326867