WARRANTY DEED

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

SEND TAX BILLS TO:
National Mortgage Company
4041 Knight Arnold Road
Memphis, TN 38118

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:

49,228.61

Julie Ann O'Gwin
Affiant

MAP AND PARCEL
Map 52-1
Parcel 63
11D 48115

Subscribed and sworn to before me, this the 27th day of July, 1990.

Donald A. Gwin Jr.
Notary Public

My Commission Expires:

JANUARY 23, 1994

5043

AUG 17 1 42 PM '90

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., (the "Grantee" herein) the receipt whereof is hereby acknowledged, the undersigned Grantor, Lisa Kimberly Gains, a single person (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., their 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. 7 on the Plan of Crittenden Estates, Block "B", of record in Book 974, Page 69, in the Register's Office of Davidson County, Tennessee.

SAID LOT No. 7 and fronts 50 feet on the northerly margin of Harrington Street and extends back 164 feet on the westerly line and 165 feet on the easterly line to a line in the rear measuring 50 feet thereon.

BEING the same property conveyed to Lisa Kimberly Gains, unmarried, by deed of record in Book 7125, Page 778, Register's Office for 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. I, the Grantor covenant with the said Grantee, that I am 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. I, the Grantor, 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 27th day of July, 1990.

Lisa Kimberly Gains

Lisa Kimberly Gains, A Single Person

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 Lisa Kimberly Gains 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 27th day of July, 1990.

Donald R. O'Guin Sr.

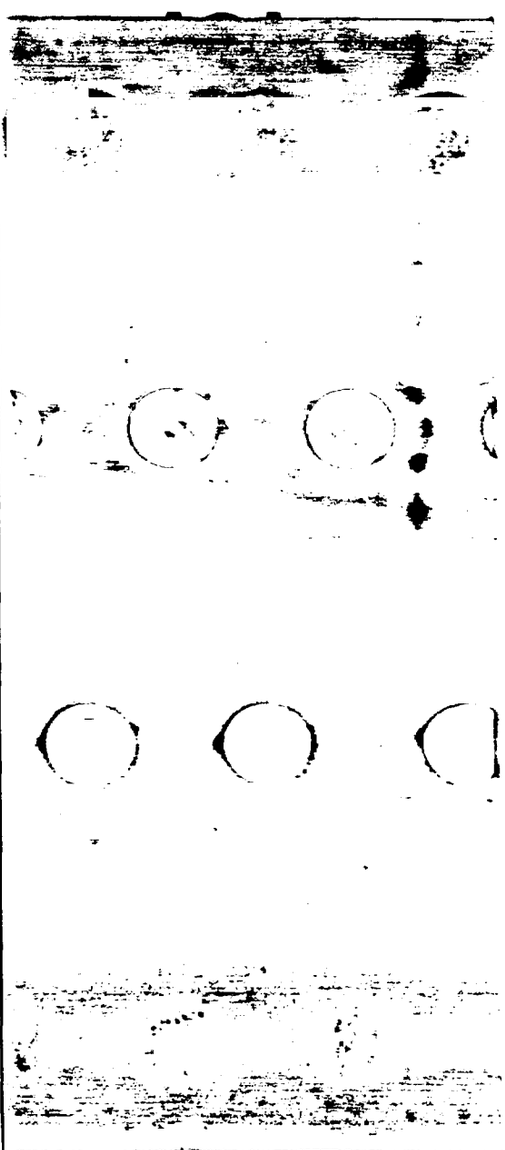
NOTARY PUBLIC

My Commission Expires: January 23, 1994

1086 08/17 0101 03CHECK 169.36

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8177 PAGE 321

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 49228.61
CON TX 462.36
ERR CO
CON TX 462.36-
CON TX 162.36
PRFEE 1.00
~~UPFEE 6.00~~
~~TOTAL 169.36~~
CHECK 169.36
08/17/90 01 13:43 0001 1086

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5040 3

IDENTIFICATION REFERENCE

AUG 17 1 42 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 347508