[ADDRESS NEW OWNER:	] SEND TAX BILLS TO:	] MAP-PARCEL NOS.]
[	] Atlantic Coast Mtg. Co.	]]
[Roy M. Maines, Jr. et ux	] ATTN: Tax Department	] Map and Parcel]
[8537 Whites Creek Pike	] 12700 Fair Lakes Circle	]]
[Joelton, TN 37080	] Suite 400	] 4 - 78]
[	] Fairfax, VA 22033	]]
[This instrument prepared by: Cindy S. Smith, Attorney at Law,		]
[2525 Lebanon Road, Nashville, Tennessee 37214		(Box 27-Bottom)]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, Thomas E. Berry, Jr., and wife, Denise Berry , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto Roy M. Maines, Jr, and wife, Kimberly C. Maines, the ("Grantees"), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows to wit:

Land in the Fourteenth Civil District of Davidson County, Tennessee, being parcel number 78 on Davidson County Property Tax Map 4 and containing 6.0 acres, more or less.

This land is described as follows:

BEGINNING at a point North 313 feet from the center of Coopertown Road, said point being the southwest corner of the land herein described and the northwest corner of a tract of land conveyed to John H. Cooper, et al of record in Book 4071, page 859, Register's Office for said County, thence, North 200 feet to an iron stake, thence, South 89 deg. 40 min. East 1,102 feet the margin of Highway 431; thence with the margin of said Highway South 13 deg. 30 min. East 50 feet, South 10 deg. East 166.5 feet to an iron stake; thence leaving said Highway North 88 deg. West 529.2 feet; thence South 6 deg. West 68.5 feet to said Cooper's northeast corner; thence with the line of said Cooper North 81 deg. 30 min. West 615.5 feet to the beginning, containing 6.0 acre.

Being the same property conveyed to Thomas E. Berry, Jr., and wife, Denise Berry, by deed from Clyde R. Moss and wife, Verlean A. Moss, of record in Book 6018, Page 139, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 8537 Whites Creek Pike, Joelton, TN 37080.

CONVEYANCE OF SUCH PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (1) Property Tax lien for the current year, said taxes being prorated and payment of said taxes being assumed by Grantees; (2) Electrical Permit of record in Book 7035, Page 277, said Register's Office; (3) Metropolitan Health Department letter for sewage soil absorption system of record in Book 6023, Page 376, said Register's office.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this transfer is $96,250.00.

Kimberly C. Maines
Affiant

Subscribed and sworn before me this 21st day of August, 1990.

Cindy S. Smith
Notary Public
My Commission Expires: 11/12/90

CINDY S. SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 21st day of August, 1990.

Thomas E. Berry, Jr.

Denise Berry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Thomas E. Berry, Jr., and wife, Denise Berry, with whom I am personally acquainted, or who proved to me on 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 21st day of August, 1990.

Notary Public
My Commission Expires: 11/12/92

51641

AUG 22 3 32 PM '90

2555 08/22 0101 03CHECK 324.46

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8180 PAGE 457

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 96250.00
CON TX 317.46
PRFEE 1.00
WDEED 6.00
TOTAL 324.46
CHECK 324.46

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/22/90 01 15:35 0001 2555

51641

IDENTIFICATION

AUG 22 3 32 PM '90

No. 348957