BOOK 8306 PAGE 423

WARRANTY DEED

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

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

MAP AND PARCEL
94-1-374
Field Book #23W 02065

SEND TAX BILLS TO:
Neil E. Jackson, Jr.
241 Bermuda Drive
Nashville, TN 37214-2040

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

$34,000.00

Julie A. O'Quin
Affiant

Subscribed and sworn to before me, this the 28th day of February, 1991.

Donald R. Chandler
Notary Public

My Commission Expires:

JANUARY 23, 1994

97936

IDENTIF. TREFERENCE

MAR 8 1 15 PM '91

DAVIDSON COUNTY TN.

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 Grantors, Neil E. Jackson Jr. and Wife Dorothy Marie Jackson, (the "Grantors" herein), have 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. 197 on the Map of Edgefield Land Company's First Subdivision of record, in Book 57, Page 130, of the Register's Office, for Davidson County, Tennessee.

SAID lot No. 197 fronts 50 feet on the northerly side of Long Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Neil E. Jackson, Jr., by deed from Michael J. Philbin, Successor Trustee of record in Book 8249, Page 486, 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. We, the Grantors 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 ourselves, our 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 28th day of February, 1991.

Neil E. Jackson, Jr.

Dorothy Marie Jackson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

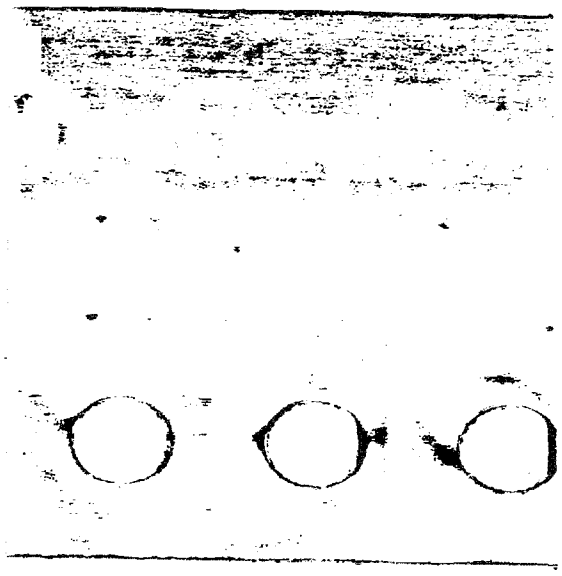
Personally appeared before me Donald R. O'Guin, Sr., a Notary Public in and for said County and State, the within named Neil E. Jackson, Jr. and Dorothy Marie Jackson, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of February, 1991.

NOTARY PUBLIC

My Commission Expires: January 23, 1994

2166 03/08 0101 03CHECK 119.20



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

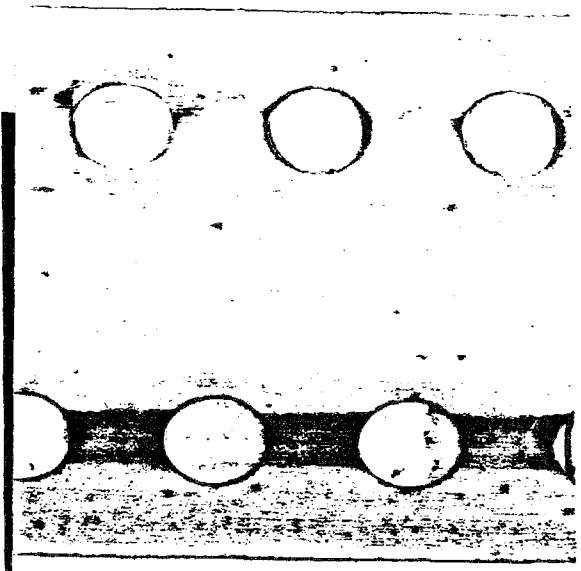
RECEIVED OF _____

FOR _____

BOOK 8306 PAGE 425

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 34000.00
				CON TX 112.20
				PRFEE 1.00
				MDEED 6.00
				TOTAL 119.20
				CHECK 119.20
03/08/91	01			13:17 0001 2166



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97936

IDENTIF. REFERENCE

MAR 8 1 15 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN

No. 402978