WARRANTY DEED

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

SEND TAX BILLS TO:
SunTrust Mortgage, Inc.
P.O. Box 100100
Atlanta, Georgia 30348

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
Map 50-3
Parcel 46
12D 87115

73,500.00

Affiant

Subscribed and sworn to before me, this the 17th day of January, 1992.

Notary Public

My Commission Expires:

JANUARY 23, 1994

8 4 8 2 4

IDENTIFICATION REFERENCE

FEB 10 11 19 AM '92

DAVIDSON COUNTY, TN

PICK-UP

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, John R. Morton and wife Deborah H. Morton, (the "Grantors" herein), have this day bargained and sold, and by these presents do 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. 42 on the Plan of Bellshire Terrace, Section 1, Phase 2, as of record in Book 6250, Pages 179 & 180, in the Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to John R. Morton and wife Deborah H. Morton, by deed from R.E. Potter, Inc. of record in Book 7298, Page 810, Register's Office for Davidson County, Tennessee.

THIS convenyance is subject to the convenants of a Deed of Trust executed by John R. Morton and wife Deborah Hines Morton to Warren Wild, Jr., Trustee, of record in Book 7298, page 813, said Register, Office, dated July 8, 1987, to secure to Third National Mortgage Company an indebtedness in the amount of $68,767.00.

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 we have hereunto set our hand on this the 17th day of January, 1992.

John R. Morton

Deborah H. Morton, wife



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 John R. Morton and Deborah H. Morton, wife, 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 17th day of January, 1992.

NOTARY PUBLIC

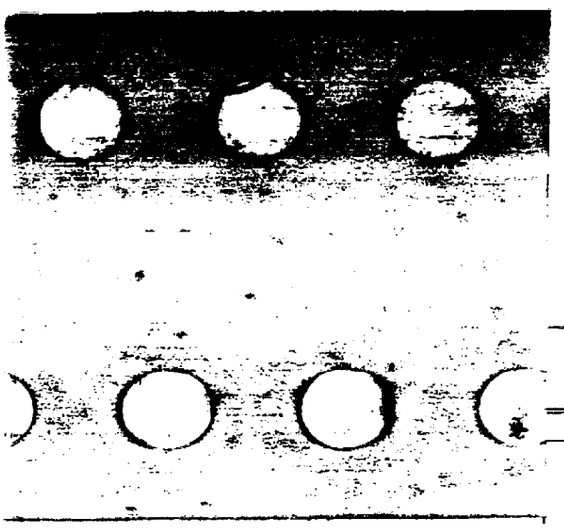
My Commission Expires: January 23, 1994

1920 02/18 0101 03CHECK 278.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



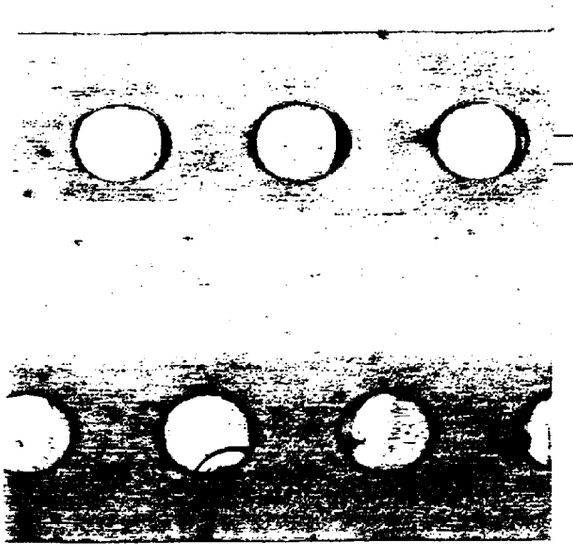
RECEIVED OF _____

FOR _____

BOOK 8551 PAGE 976

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	73500.00
CON TX	271.95
PRFEE	1.00
WDEED	6.00
TOTAL	278.95
CHECK	278.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/18/92 01 11:19 0001 1920

8 4 8 2 4

IDENTIFICATION REFERENCE

FEB 18 11 19 AM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 502486