Box 17

BOOK 9939 PG 927

WARRANTY DEED

Address New Owner as Follows:
Stephen D. Elkins
4515 Nolensville Road
Nashville, TN 37211

SEND TAX BILLS TO:
Stephen D. Elkins
4515 Nolensville Road
Nashville, Tn. 37211

THIS INSTRUMENT PREPARED BY:
American Escrow Service, Inc.
P. O. Box 148148
Nashville, Tennessee 37214
(615) 391-0655

MAP AND PARCEL
Map 083-09-0
Parcel 132.00

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

$169,000.00

Stephen D. Elkins
Affiant

Subscribed and sworn to before me, this the 2nd day of February, 1996.

Donald R. Green
Notary Public

My Commission Expires:

NOVEMBER 22,1997

95 FEB -6 PM 12:26
FELIX Z. ... LAVIDSON COUNTY, TN.

011798
IDENTIFICATION REFERENCE

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 **Stephen D. Elkins,** (the "Grantee" herein) the receipt whereof is hereby acknowledged, the undersigned Grantor, **American Construction and Remodeling Company, Inc.** (the "Grantor" herein), has this day bargained and sold, and by these presents does hereby transfer and convey unto the said **Stephen D. Elkins,** his 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. 17 on the Plan of the Resubdivision of the Bransford McWhirter Subdivision of the Allison Place, of record in Book 161, Page 125, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to American Construction and Remodeling Company, Inc. by Substitute Trustee's Deed, of record in Book 8076, Page 652, 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, his successors, heirs and assigns forever. We, the Grantor 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 Grantor, 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, his 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 2nd day of February, 1996.

American Construction and Remodeling Company, Inc.

By: Julie A. O'Guin
Julie A. O'Guin, President

STATE OF TENNESSEE) **CORPORATE ACKNOWLEDGEMENT**
COUNTY OF DAVIDSON)

Before me, Donald R. O'Guin, Sr. a Notary Public in and for the State and County aforesaid, personally appeared Julie A. O'Guin, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the President of the American Construction and Remodeling Company, Inc., a corporation, the within named Bargainor, and that she as such President, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as President.

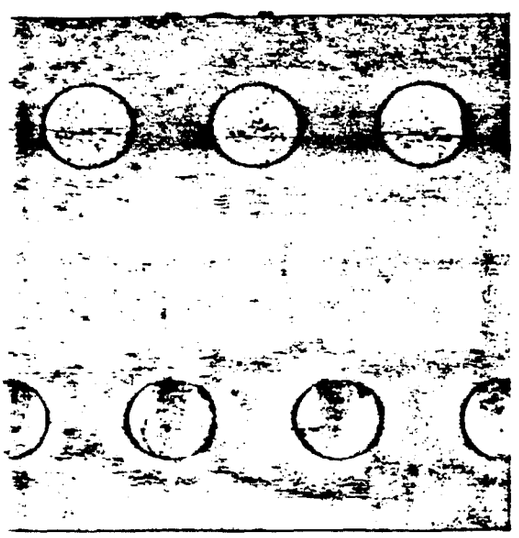
Witness my hand and official seal at Nashville, Tennessee, this 2nd day of February, 1996.

DONALD R. O'GUIN, NOTARY PUBLIC, DAVIDSON COUNTY, TENN.

Donald R. O'Guin
Notary Public

My commission expires November 22, 1997.

5231 02/06 0101 03CHECK 634-30



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

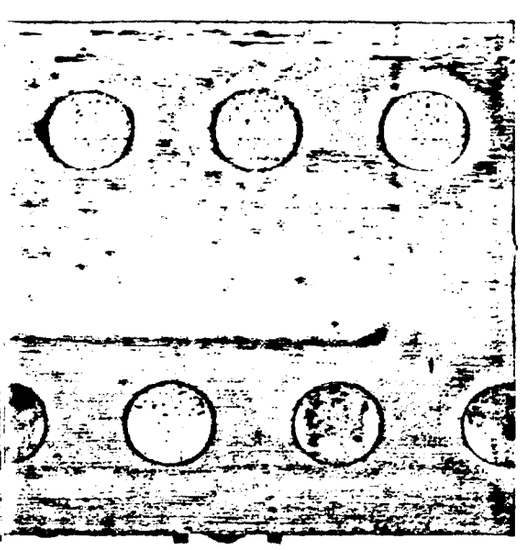
RECEIVED OF _____

FOR _____

BOOK 9939 PG 929

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 169000.00

CON TX 625.30

PRFEE 1.00

WDEED 8.00

TOTAL 634.30

CHECK 634.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1001 5231

0147798

IDENTIF. & REFERENCE

96 FEB -6 PM 12:26

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1003455