This instrument prepared by H.G. Van Dell, 2134 Fairfax, B-13, Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

26B

The actual consideration or value, whichever is greater for this transfer is $30,300.00.

Affiant

Warranty Deed

BOOK 10237 PG 220

Subscribed and sworn to before me this 30th day of May, 1996.

Notary Public Commission Expires 10-12-95

For and in consideration of the sum of ten ($10.00) dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, we, Harvey Guyton Van Dell and Catherine Rose Mann, unmarried, as Tenants in common with Right of Survivorship (the Grantors) have bargained and sold, and by these presents do transfer and convey unto Acme, Inc., a certain tract or parcel of land in Davidson county, State of Tennessee, being more particularly described as follows, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. B-13 on the Plan of the Villager West Condominium Apartments, of record in Book 5210, page 174, said Register's office for Davidson County, Tennessee.

Being the same property conveyed to James Alvin Crossman and wife, Mary E. Crossman by Warranty Deed from Virginia Ann Lowe (now Robinson) of record in Book 6919, page 399, said Register's office for Davidson County, Tennessee.

Being the same property conveyed to Harvey Guyton Van Dell and Catherine Rose Mann, unmarried, as Tenants in common with Right of Survivorship by Warranty Deed from James Alvin Crossman and wife, Mary E. Crossman.

Subject to any and all existing restrictions and easements of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Leader Federal Savings and Loan Association of record in Book 5948, page 423, Register's office for Davidson County, Tennessee, and also that the account in connection with the aforesaid Deed of Trust is hereby transferred to said Grantee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantors do covenant with the said Grantee 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 above.

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 Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this day as hereinafter indicated below.

Dated: November 28, 1992

HARVEY GUYTON VAN DELL

Dated: November 28, 1992

CATHERINE ROSE MANN

The State of Texas
County of Nueces

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared. CATHERINE ROSE MANN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the 13 day of ~~February~~ March, 1996, at Corpus Christi, Texas.

Margaret L. Vela
Notary Public in and For Nueces County, Texas

The State of Texas
County of Lubbock

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared. HARVEY GUYTON VAN DELL, known to me to be the person whose name is subscribed to the foregoing instrument. and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the 28 day of February, 1996, at Lubbock, Texas.

Ann Stelzer
Notary Public in and For Lubbock County, Texas

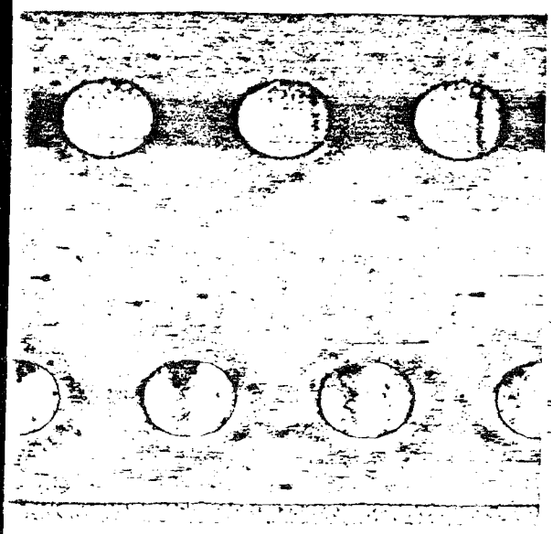
ANN STELZER
Notary Public, State of Texas
My Commission Expires 12-27-99

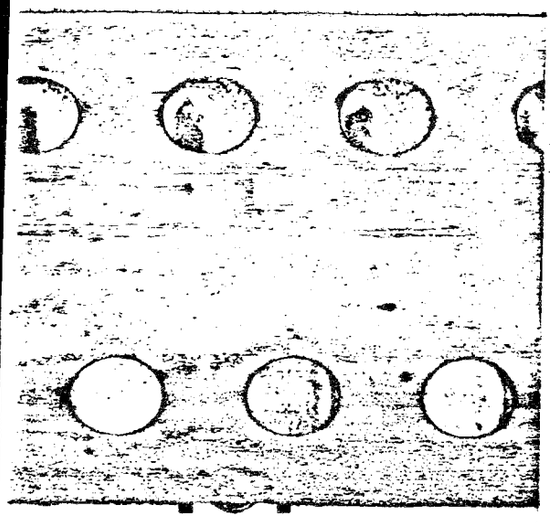
0240005
IDENTIF. & REFERENCE

96 OCT 25 AM 11:11
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

4219 10/25 0101 03CHECK 121.11

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





OFFICIAL RECEIPT
FELIX Z WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10237 PG 222

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 30300.00
				CON TX 112.11
				PRFEE 1.00
				WDEED 9.00
				TOTAL 121.11
				CHECK 121.11
10/25/96		01		11:12 0001 4219

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0240005
IDENTIF. # REFERENCE

96 OCT 25 AM 11:11

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1047815