[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:]	MAP-PARCEL NOS.]
[Acorn Properties	[NEW OWNER]	]
[P. O. Box 290966	[ ]	Map 105-01-0]
[Nashville, TN 37229	[ ]	Parcel 619.00]
[		]

[This instrument prepared by: Robert J. Notestine III, Attorney]
[104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205]

WARRANTY DEED

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, Robert H. Cummings, Jr. and wife, Maria B. Cummings, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Acorn Properties, a Tennessee General Partnership, (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land lying and being located in Davidson County, State of Tennessee, being more particularly described as follows, to- wit:

Land in Davidson County, Tennessee, being Lot Nos. 2 and 4 of the Re-Subdivision of Lot Nos. 71, 72 and 73 of the Boyd Ament Plan Re-Subdivision of record in Book 21, Page 83, Register's Office for Davidson County, Tennessee, and part of Lot No. 83 of the B. F. Shields Heirs Addition of record in Book 57, Page 83, Register's Office for Davidson County, Tennessee, according to a survey by Charles Phillip Clinard dated December 30, 1985, the owner's certificate and Re-Subdivision Plan of record being recorded in Book 6250, Page 864, said Register's Office, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert H. Cummings, Jr. and wife, Maria B. Cummings by Warranty Deed from Mary S. Putman, unmarried, and Christie L. Putman, unmarried, in Book 7121, Page 350, and corrected in Book 7179, Page 846, Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

This is improved real property commonly known as 1026 15th Avenue, South, Nashville, Tennessee 37203.

[STATE OF TENNESSEE)]
[COUNTY OF DAVIDSON)]
[ ]
[The actual consideration or value, whichever is greater for]
[this transfer is $11,000.00. Earl N. Jones]
[Affiant]
[Subscribed and sworn to before me this 21st day of February]
[1997.]
[ ]
[My Commission Expires 3-6-99 Notary Public]

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, its 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 hereinabove.

0011 02/26 0101 03CHECK 49.70

And Grantors do further covenant and bind themselves, their heirs 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 21st day of February, 1997.

Robert H. Cummings, Jr. Maria B. Cummings

97 FEB 25 AM 9:47

0276420

IDENTIF. & REFERENCE

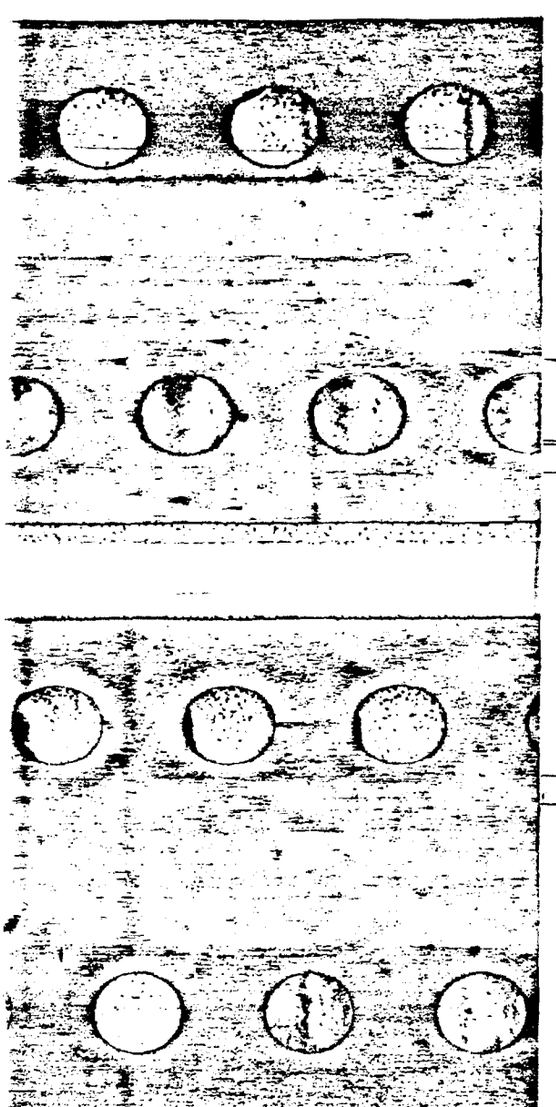
STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ROBERT H. CUMMINGS, JR. and wife, MARIA B. CUMMINGS,** the bargainors, with whom I am personally acquainted or proved to me on the basis of 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 February, 1997.

NOTARY PUBLIC

My Commission Expires:
3-6-99



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

RECEIVED OF _____

FOR _____

BOOK 10360 PG 174

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 11000.00
CON TX 40.70
PRFEE 1.00
WDEED 8.00
TOTAL 49.70
CHECK 49.70

02/26/97 01 09:51 0001 0011

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0276420
IDENTIF. ↑ REFERENCE

97 FEB 26 AM 9:47

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1120434