ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Steve E. Canup and Michael C. Hanna 1026 15th Avenue South Nashville, TN 37212	New Owner	Map 105-01-0 Parcel 619.00

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205
97-12-4739

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, Acorn Properties, A Tennessee General Partnership (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Steve E. Canup and Michael C. Hanna (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 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 Acorn Properties, a Tennessee General Partnership by Warranty Deed from Robert H. Cummings, Jr. and wife, Maria B. Cummings of record in Book 10360, Page 172, and as re-recorded in Book 10760, page 690, 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 1998 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 1026 15th Avenue South, Nashville, Tennessee 37212.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $148,000.00.

Affiant

Subscribed and sworn to before me this 12th day of January, 1997.

Notary Public

My Commission Expires 1-24-98

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 12th day of January, 1998.

Acorn Properties, a Tennessee General Partnership

by: Earl N. Jones, Partner
Earl N. Jones, General Partner

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 Earl N. Jones, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of Acorn Properties, a Tennessee General Partnership, and that he as general partner executed the foregoing instrument for the purpose therein contained by signing the name of the general partnership.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of January, 1998.

Notary Public

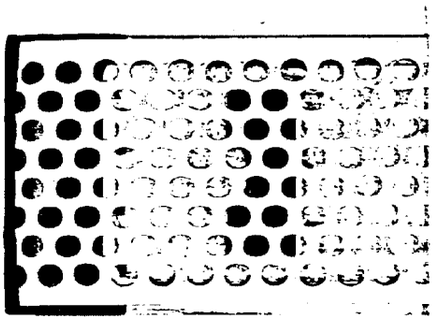
My Commission Expires: 1-24-98

98 JAN 20 AM 9:01

0391072

IDENTIFICATION REFERENCE

3070 01/20 0101 03CHECK 556.60



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

RECEIVED OF _____

FOR _____

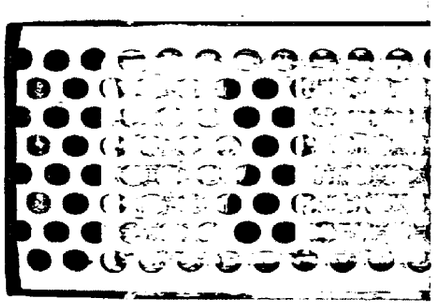
BOOK 10760 PG 694

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	
	148000.00
CON TX	547.60
PRFEE	1.00
WDEED	8.00
TOTAL	556.60
CHECK	556.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 3070



0391072
IDENTIF. # REFERENCE

98 JAN 20 AM 9:01
REGISTER
DAVIDSON COUNTY, TN.

No. 1243697