WARRANTY DEED

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STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS
$ 59,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January, 1998

Notary Public

MY COMMISSION EXPIRES: 1-20-02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SERVICE TITLE & ESCROW COMPANY, INC.,
4721 TROUSDALE DRIVE, SUITE 216, NASHVILLE, TENNESSEE 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Affiliated Building Services, Inc.	Same	44-5-115
4721 Trousdale Drive., Ste. 216		
Nashville, Tennessee 37220		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, WILLIAM S. RUSSELL AND WIFE, REBECCA C. RUSSELL HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AFFILIATED BUILDING SERVICES, INC.. HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 71 on the plan of the Map of a part of Rayon City, of record in Book 843, page 13, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to the grantors by deed from Ralph E. Broersma of record in Book 9592, page 668, Register's Office for Davidson County, Tennessee.

SAID property subject to restrictive covenants of record in Book 996, page 324, the plan of record in Book 843, page 13, and easements of record in Book 2100, page 608, and Book 6036, page 151, all in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED (XX) UNIMPROVED ( ) PROPERTY KNOWN AS:

303 Ensley Avenue, Old Hickory, Tennessee
(HOUSE NUMBER) (STREET) (CITY) (STATE) (ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand(s) this the 16th day of January, 19 98.

William S. Russell

Rebecca C. Russell

By: William S. Russell
William S. Russell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, William S. Russell, the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this the 22nd day of January, 19 98.

Karen M. Taylor
NOTARY PUBLIC

My Commission Expires: 1-20-02

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged _____ to be President (or other officer authorized to execute this instrument) of the _____, the within named bargainor, a corporation, and that _____ as such _____, being authorized to do so, executed the foregoing instrument for the purpose therein, by signing the name of the corporation by _____ as _____.

WITNESS my hand and seal, at office in _____, this the _____ day of _____, 19____.

_____
NOTARY PUBLIC

My Commission Expires:_____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, William S. Russell as attorney in fact for Rebecca C. Russell, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument as the free act and deed of Rebecca C. Russell as her attorney in fact.

Witness my hand, at office, this the 22nd day of January, 1998.

My Commission Expires:_____

_____
Notary Public

0095 08/21 0101 03CHECK 229.30

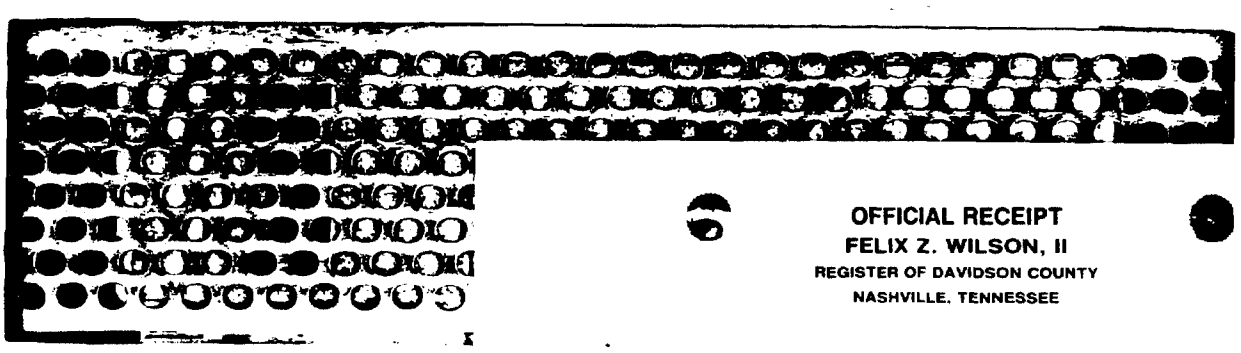
PICK-UP

98 AUG 21 AM 9:38

REGISTER
DAVIDSON COUNTY, TN.

047786.1

IDENTIF. & REFERENCE



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

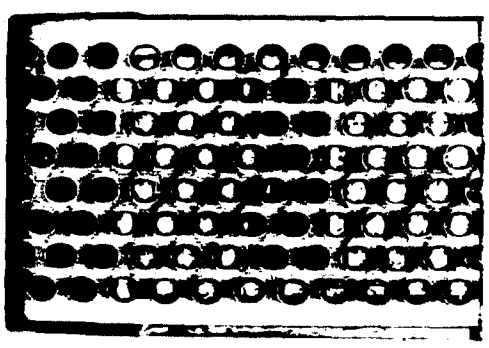
RECEIVED OF _____

FOR _____

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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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	59000.00
CON TX	218.30
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	229.30
CHECK	229.30

98 AUG 21 AM 9:37

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

08/21/98 01 09:38 0001 0095

0477861

IDENTIF. # REFERENCE

No. 133559