THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 52,500.00

Earl N Jones
Affiant

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 19th day of November 1998

Mitchell A Watts
Notary Public

My Commission Expires: 9-29-2001

BOOK 11216 PAGE 11

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
ACORN PROPERTIES 1710 Lillian Street Nashville, Tennessee 37206	ACORN PROPERTIES P.O. Box 290966 Nashville, TN 37229	MAP 83-14 PARCEL 261

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY TWO THOUSAND FIVE HUNDRED AND NO/100-- ---------- ($ 52,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we , HERMAN H. HUNTER AND WIFE, LOTTIE M. HUNTER hereinafter called the Grantors , have bargained and sold, and by these presents do transfer and convey unto ACORN PROPERTIES , a partnership composed of Earl N. Jones and E. Michael Maggart hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 75 on the Map of Edgefield Land Company's First Subdivision as of record in Book 57, page 130, Register's Office for Davidson County, Tennessee.

SAID Lot No. 75 fronts 50.0 feet on the southerly side of Lillian Avenue and runs back between parallel lines along the westerly margin of South 18th Street, 150.0 feet to an alley.

BEING the same property conveyed to Herman H. Hunter and wife, Lottie M. Hunter, by deed from Kenneth F. Scott and wife, Eva Joann Scott, of record in Book 10759, page 868, Register's Office for Davidson County, Tennessee.

PICK-UP

98 NOV 23 AM 10:13

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN

IDENTIF. & REFERENCE

05155B4

This is improved property known as 1710 Lillian Street, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Edgefield Land Company's First Subdivision of record in Book 57 , page 130 , Register's Office for Davidson County, Tennessee.

GRANTOR s FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE, its successors & assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 19th day of November, 19 98.

Herman H. Hunter
HERMAN H. HUNTER

Lottie M. Hunter
LOTTIE M. HUNTER

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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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 HERMAN H. HUNTER AND WIFE, LOTTIE M. HUNTER, the bargainor s, 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 this 19th day of November, 1998.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

0244 11/23 0101 03CHECK 205.25

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11216 PAGE 13

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 52500.00
CON TX 194.25
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 205.25
CHECK 205.25

11/23/98 01 10:15 0001 0244

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0515584
IDENTIF. ▲ REFERENCE

98 NOV 23 AM 10:13
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1375295