THIS INSTRUMENT PREPARED BY:

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) Book 10031 Pg 780

The actual consideration or value, whichever is greater, for this transfer is $ 75,000.00

Affiant

Subscribed and sworn to before me, this 24th day of April 1996

Notary Public

My Commission Expires: 11-22-97

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

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JAMES E. GUSLER 204 Bakertown Court Antioch, Tennessee 37013	FT Mortgage Companies P.O. Box 613136 Memphis, Tennessee 38101	MAP 148-7 PARCEL 158

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY FIVE THOUSAND AND NO/100---------- ($ 75,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, JOE BRASWELL AND WIFE, MARY E. BRASWELL hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAMES E. GUSLER AND WIFE, SHARON B. GUSLER 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:

BEING Lot No. 928 of Section Nine, Cherokee Hills Subdivision on the Plan of record in Book 4300, page 135, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Joe Braswell and wife, Mary E. Braswell, by deed from Richard P. Rowe and wife, Dorothy D. Rowe, of record in Book 8992, page 784, Register's Office for Davidson County, Tennessee.

IDENTIF. ↑ REFERENCE 0176462

96 APR 30 PM 1:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This is improved property known as 204 Bakertown Court, Antioch, Tennessee 37013

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.

GRANTORs COVENANT with the said GRANTEEs 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 Cherokee Hills Subdivision Section Nine of record in Book 4300, page 135, 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 s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 24th day of April, 19 96.

Joe Braswell
JOE BRASWELL

Mary E Braswell
MARY E. BRASWELL

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

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 JOE BRASWELL AND WIFE, MARY E. BRASWELL, 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 24th day of April, 1996.

Notary Public

My Commission Expires: November 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

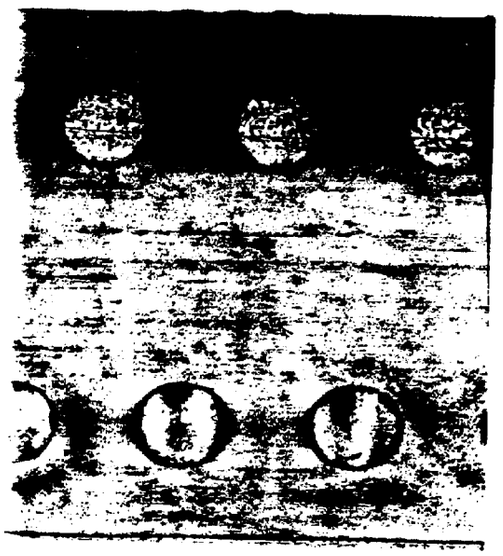
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

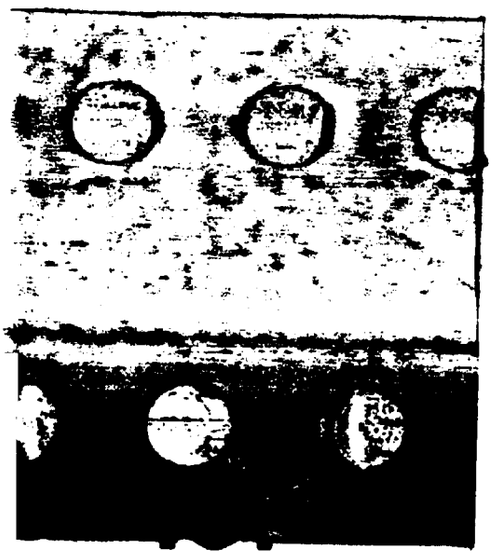
Witness my hand and official seal this _____ day of _____, 19 ____.

My Commission Expires: _____

Notary Public

5B68 04/30 0101 03CHECK 286.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10031 PAGE 782

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 75000.00
				CON TX 277.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 286.50
				CHECK 286.50
04/30/96	01	13:28	0001	5868

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0176462
IDENTIF. # REFERENCE

96 APR 30 PM 1:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

DEP

No. 1033911