Name & Address New Owner:	Send Tax Bills to:
PHILLIP R. OSTEEN 3508 Lake Towne Drive Antioch, TN 37013	FIRST TRUST MORTGAGE COMPANY 6525 Quail Hollow Rd. Memphis, TN 38120

Tax Map and Parcel Nos.
Map 150-11
Parcel 331

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100--- ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **DAVID WILLIAM MCDANIEL, UNMARRIED,** the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto **PHILLIP R. OSTEEN, UNMARRIED,** hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land located in **DAVIDSON** County, Tennessee and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land together with all and singular easements, appurtenances, heriditaments, estate, title and interest thereto belonging or in any way appertaining to the said Grantee, his successors and assigns in fee simple forever.

GRANTOR does hereby covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except for taxes for the year 1996; all matters as set forth on the Plan of LAKE TOWNE PARK, SECTION 7, as of record in Plat Book 7900, Page 402; Restrictive covenants contained in instrument of record in Book 8688, Page 532, all of record in the Register's Office for Davidson County, Tennessee.

GRANTOR does further covenant and bind himself, his heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns against the lawful claims of all persons whomsoever.

Whenever 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 my hand this the 13th day of September, 1996.

David William McDaniel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named David William McDaniel, the bargainor, 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 purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee, this the 13th day of September, 1996.

My Commission expires:
5/23/98

Deanie L. Gregory
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $104,000.00.

Phillip R. Dotson
Affiant

Sworn to and subscribed before me
this the 13th day of September, 1996.

Deanie L. Gregory
Notary Public

My Commission expires: 5/23/98

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE & CLOSING CO.
223 Madison Street, S. 102
Madison, Tn 37115

96 SEP 18 PM 2:24
REGISTER
DAVIDSON COUNTY, TN.

02266B2
IDENTIFICATION REFERENCE

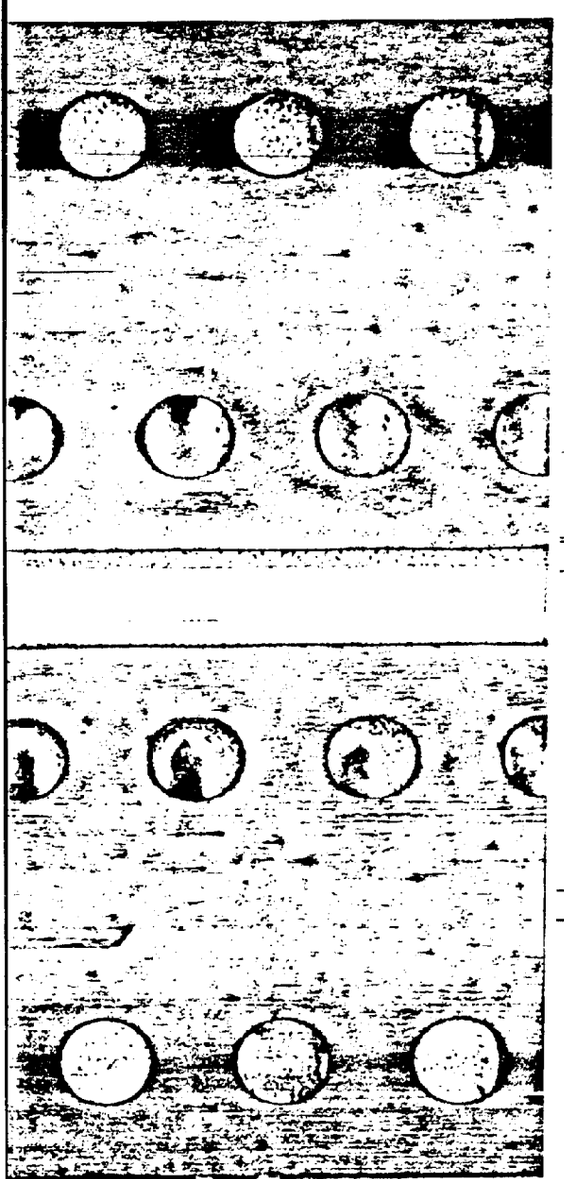
0008 09/18 0101 03CHECK 397.80

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No 133, on the Plan of Lake Towne Park, Section 7, of record in Plat Book 7900, Page 402, Register's Office for said County, to which reference is here made for a more complete description.

Being the same property conveyed to David William McDaniel, unmarried, by Warranty deed from Kenneth Victory, d/b/a Kenneth Victory Construction, of record in Book 9114, Page 513, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 3508 LAKE TOWNE DRIVE, ANTIOCH, TENNESSEE 37013.



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

RECEIVED OF _____

FOR _____

BOOK 10195 PG 183

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
				104000.00
				CON TX 384.80
				PRFEE 1.00
				WDEED 12.00
				TOTAL 397.80
				CHECK 397.80
09/18/96	01			14:27 0001 0008

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0226682
IDENTIF. & REFERENCE

96 SEP 18 PM 2:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1032437