THIS INSTRUMENT PREPARED BY:

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

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 58,500.00

Affiant

Subscribed and sworn to before me, this 24th day of January, 1997

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MICHAEL JASON WEST 2709 Gear Avenue Nashville, Tennessee 37216	FT Mortgage Companies P.O. Box 146 Memphis, Tennessee 38101	MAP 72-9 PARCEL 214

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY EIGHT THOUSAND FIVE HUNDRED AND NO/100---------- ($ 58,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I, JAMES GILBERT BUCHANAN, MARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto MICHAEL JASON WEST, UNMARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lots Nos. 26 and 27 on the Map of Bush Spain's Subdivision of Part of the Zack Stull Lands of record in Book 161, page 129, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to James Gilbert Buchanan, unmarried, by deed from Charles F. Rittman, Jr. and wife, Thelma Rittman, of record in Book 3463, page 64, Register's Office for Davidson County, Tennessee.

LILA MAE BUCHANAN, spouse of James Gilbert Buchanan, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 2709 Gear Avenue, Nashville, Tennessee 37216

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___, his heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, has 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 Bush Spain's S/D of Part of the Zack Stull Lands of record in Book 161, page 129, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 24th day of January, 19 97.

James Gilbert Buchanan
JAMES GILBERT BUCHANAN

Lila Mae Buchanan

MITCHELL A. WATTS
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 JAMES GILBERT BUCHANAN and LILA MAE BUCHANAN, 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 January, 19 97.

Mitchell A. Watts
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: _____

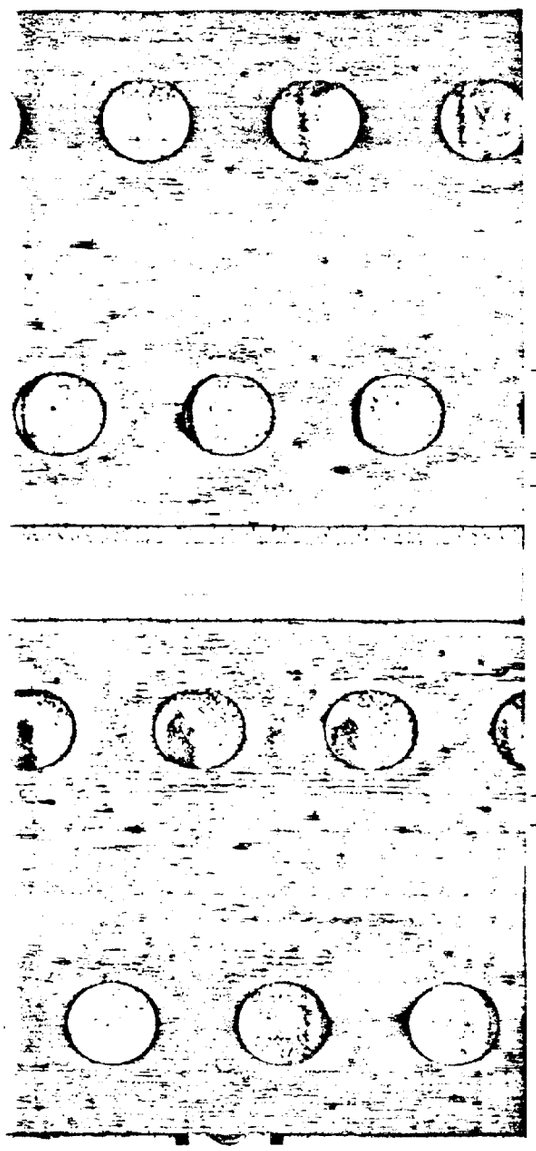
Notary Public

026747 2
IDENTIF. ↑ REFERENCE

97 JAN 28 AM 9:05

DAVIDSON COUNTY, TN.

8384 01/28 0101 03CHECK 225.45



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10330 PG 567

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 58500.00
				CON TX 216.45
				PRFEE 1.00
				WDEED 8.00
				TOTAL 225.45
				CHECK 225.45
01/28/97	01	09:05	0001	8384

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

026747 2

IDENTIF. ↑ REFERENCE

97 JAN 28 AM 9:05

DAVIDSON COUNTY, TN.

No. 1110853