THIS INSTRUMENT PREPARED BY:

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) BOOK 10345 PG 222

The actual consideration or value, whichever is greater, for this transfer is $ 72,000.00

David Brown
Affiant

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

Subscribed and sworn to before me, this 6th day of February, 1997

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
TONY EDEN 1310 Greenfield Avenue Nashville, Tennessee 37216	FT Mortgage Companies P.O. Box 146 Memphis, Tennessee 38101	MAP 72-3 PARCEL 329

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY TWO THOUSAND AND NO/100---------- ($ 72,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, FRANCES M. CASTLEMAN, UNMARRIED hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto TONY EDEN AND DAVID BROWN, BOTH UNMARRIED, as joint tenants with right of survivorship hereinafter called the Grantee s, 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. 4 on the Map of Mora Sharpe Land of record in Book 547, page 114, Register's Office for Davidson County, Tennessee.

SAID Lot No. 4 fronts 70.0 feet on the southwesterly side of Riverside Drive and runs back between lines 200.0 feet to the center line of the 5-foot right-of-way for water main on which it measures 50.0 feet.

BEING the same property conveyed to Murray M. Castleman and wife, Frances M. Castleman, by deed from John N. Lowrence and wife of record in Book 1031, page 187, Register's Office for Davidson County, Tennessee.

0271707

IDENTIFICATION REFERENCE

FEB 10 11:10:55

DAVIDSON COUNTY, TN.

4886 02/10 0101 03CHECK 275.40

This is improved property known as 1310 Greenfield 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 s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEEs that she 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 Mora Sharpe Land of record in Book 547, page 114, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind s__ herself ___ her___ 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 __I__ have hereunto set __my__ hand__ on this the __6th__ day of __February__, 19 97 .

FRANCES M. CASTLEMAN

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 FRANCES M. CASTLEMAN, UNMARRIED, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ____she____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this __6th__ day of __February__, 1997

My Commission Expires: November 22, 1997

Notary Public

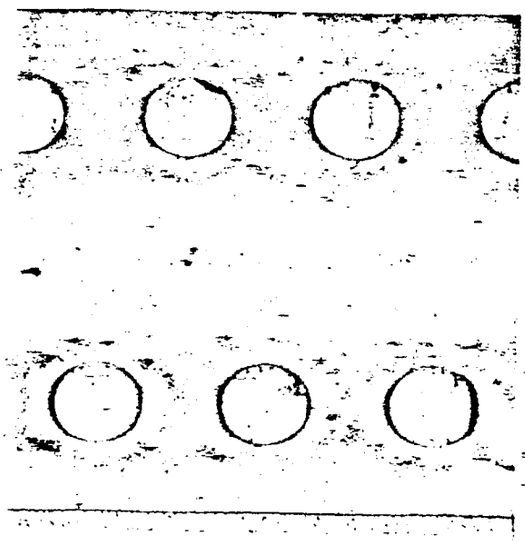
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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



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

RECEIVED OF _____

FOR _____

BOOK 10345 PG 224

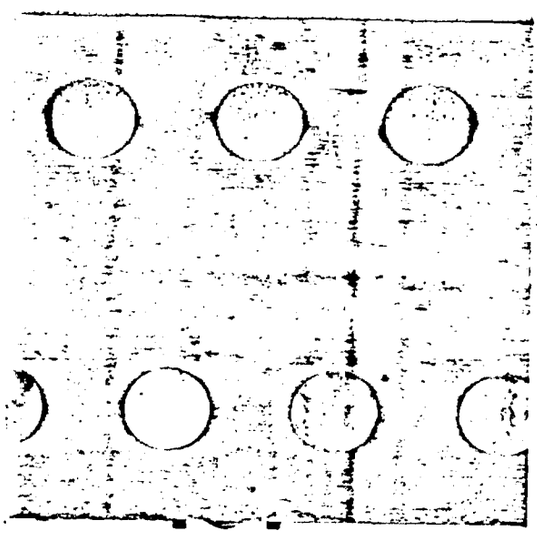
CO CONVEYANCE	CC CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	72000.00
CON TX	266.40
PRFEE	1.00
WDEED	8.00
TOTAL	275.40
CHECK	275.40

02/10/97 01 10:56 0001 4886

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0271707
IDENTIF. # REFERENCE

97 FEB 10 AM 10:55
REGISTER
DAVIDSON COUNTY, TN.

No. 1115371