THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: 6051

MAP/GROUP/PARCEL
051-02-0/027.00

BOOK 10378 PG 541

NEW OWNER'S NAME AND ADDRESS:
Stephen J. & Deborah J. Gupton
1505 Chadwell Drive
Madison, TN 37115

SEND TAX BILLS TO:
FT Mortgage Companies
d/b/a Sunbelt National Mtg.
2974 LBJ Freeway, Suite 200
Dallas, Texas 75234

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Paul G. Myatt, and wife, Louise O. Myatt, hereinafter called Grantors, do hereby transfer and convey unto Stephen J. Gupton, and wife, Deborah J. Gupton, their heirs and assigns, hereinafter called Grantees, property described as follows:

See Exhibit A attached hereto and made a part hereof.

BEING the same property conveyed to Paul G. Myatt et ux Louise O. Myatt by Deed of record in Book 6432, Page 748, Register's Office for Davidson County, TN., and by Deed of Deed of record in Book 4137, Page 602, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenant with grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Paul G. Myatt
Paul G. Myatt

Louise O. Myatt
Louise O. Myatt

97 MAR 13 AM 9:25
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0282258
IDENTIFICATION REFERENCE

6272 03/13 0101 03CHECK 408.50

EXHIBIT A

LAND in Davidson County, Tennessee, beginning at a point in the southerly margin of Chadwell Drive marking the northwest corner of Parcel 64 and the northeast corner of this described tract; thence with the common line of said parcel, southwardly approximately 316 feet more or less to a point; thence, with the southerly line of this described tract, North 66 degrees 55 minutes West 171.08 feet to a point marking the southeast corner of Parcel 28.1 and the southwest corner of this described tract; thence, with the common line of said parcel and also of Parcel 63, northwardly 275.73 feet to a point in the southerly line of Parcel 26; thence, with said line, South 87 degrees 30 minutes East 7.1 feet to a point in the southerly margin of Chadwell Drive; thence, with said margin along a curve to the left a distance of 82.9 feet to the point of beginning.

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Paul G. Myatt, and wife, Louise O. Myatt, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 7th day of March, 1997.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-98

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN EXP 2-3-98

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $106,900.00.

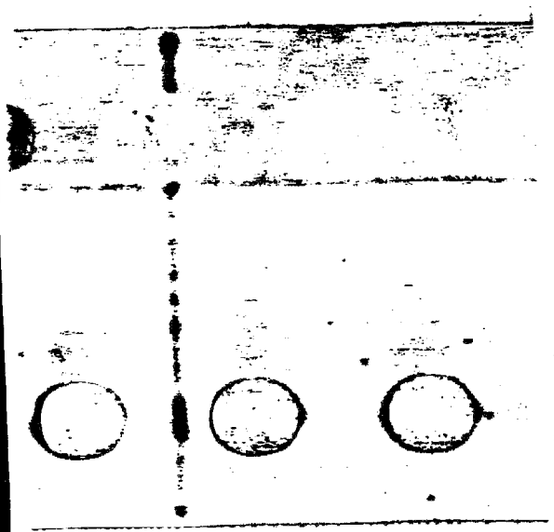
AFFIANT

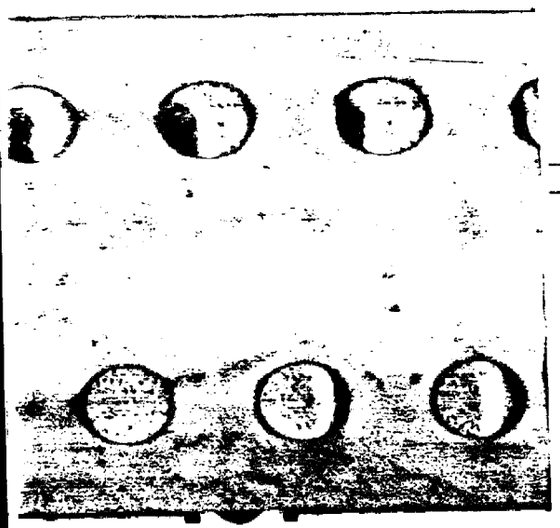
Sworn to and subscribed before me, this the 7th day of March, 1997.

NOTARY PUBLIC

My Commission Expires
2-3-98

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN EXP 2-3-98





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

RECEIVED OF _____

FOR _____

BOOK 10378 PG 544

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 106900.00
CON TX 395.53
PRFEE 1.00
WDEED 12.00
TOTAL 408.53
CHECK 408.53

03/13/97 01 09:27 0001 6272

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0282258
IDENTIF. ↑ REFERENCE

97 MAR 13 AM 9:25
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1126631