STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 137,500.00

Subscribed and sworn to before me, this the 21 day of March 1997

BRENT A. CAMPBELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: My Commission Expires November 22, 1997 (Affix Seal)

Affiant

Notary Public

WARRANTY DEED

Prepared by: SOUTHEAST TITLE of Tennessee, Inc. #9720514 7000 Executive Center Drive, Suite 100, Brentwood, TN 37027	
ADDRESS OF NEW OWNER: Edward J. Esz	SEND TAX BILLS TO: FIRST TRUST MORTGAGE COMPANY
224 Burgandy Hill Road STREET ADDRESS	6525 Quail Hollow, Suite 300 STREET ADDRESS
Nashville, TN 37211 CITY STATE ZIP	Memphis, TN 38120 CITY STATE ZIP
MAP & PARCEL NO. 172-12-A-147CO	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Ronald L. Caldwell and wife, Deborah C. Caldwell

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Edward J. Esz and wife, Karen M. Esz

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 81 on the Plan of Bradford Hills, Section Nine, of record in Plat Book 7900 at page 6 and amended in Plat Book 7900, page 414, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all of the property conveyed to Ronald L. Caldwell and wife, Deborah C. Caldwell by Deed of record in Book 9573 page 146, Register's office for said County.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record and all matters appearing on the recorded plat referenced above.

THIS IS IMPROVED PROPERTY KNOWN AS 224 Burgandy Hill Road, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 our hand s this 21 day of March ,1997

Ronald L. Caldwell

Deborah C. Caldwell

-1123001 (9202) ELECTRONIC LASER FORMS, INC. - (313)293-8100 - (800)327-0545

State of Tennessee
County of Williamson

On this 21 day of March , 1997 , before me personally appeared Ronald L. Caldwell & Deborah A. Caldwell to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires November 22, 1997

Notary Public

State of Tennessee
County of

On this 21 day of March 21, , 1997 , before me personally appeared to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

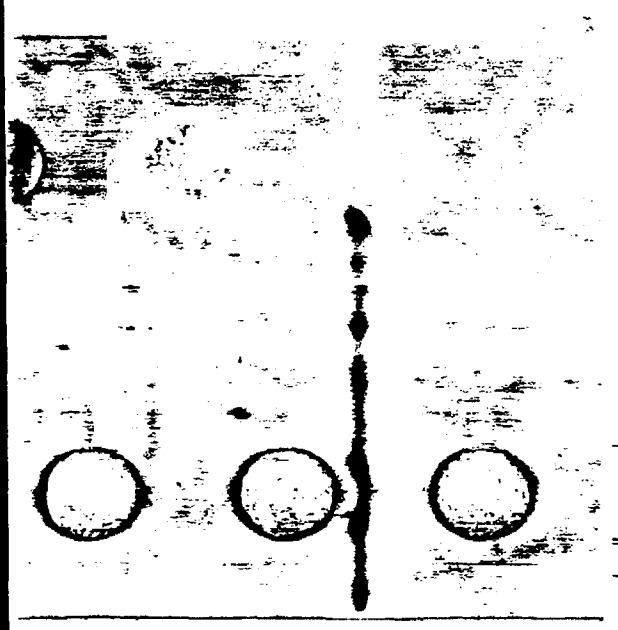
Witness my hand and official seal.
My Commission expires:

Notary Public

WARRANTY DEED

0287770
IDENTIF. ▲ REFERENCE

97 MAR 27 AM 10: 19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
2213 03/27 0101 03CHECK 517.75



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

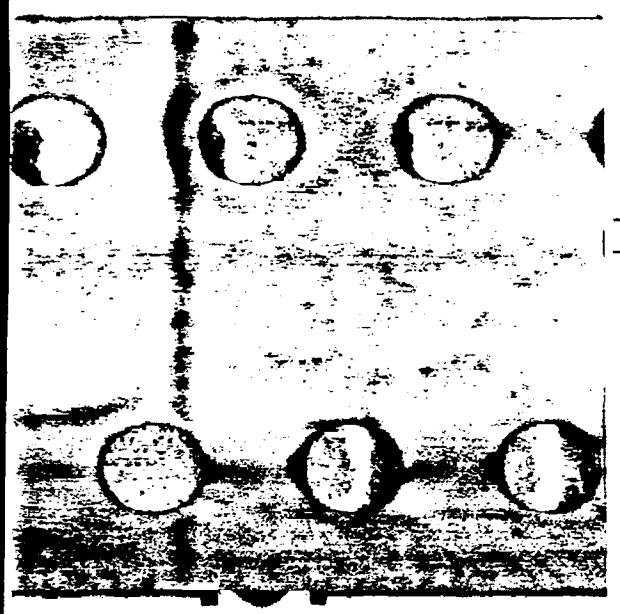
RECEIVED OF _____

FOR _____

BOOK 10393 PG 721

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
107500.00
CON TX 508.75
PRFEE 1.00
WDEED 8.00
TOTAL 517.75
CHECK 517.75

03/27/97 01 10:22 0001 2213

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0287770
IDENTIF. ↑ REFERENCE

97 MAR 27 AM 10: 19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1132501