ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Eckhardt Realty Corporation, Trustee for 1311 McAlpine Land Trust P.O. Box 1949 Brentwood, TN 37027	NEW OWNER	Map 061-16-0 Parcel 101.00

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

BOOK 10398 PG 533

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Thomas C. Craven and wife, Helen S. Craven (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto Eckhardt Realty Corporation, a Tennessee Corporation, Trustee for 1311 McAlpine Land Trust, (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the south part of the west part of Lot 45 on the Map of Kennedy and Graves Subdivision of Blocks C & D, Monte Vista, of record in Book 843, Page 14, Register's Office.

Said part of said Lot fronts 54 feet in the center line of McAlpine Avenue and runs back between lines as measured from center line of said Avenue 288.5 feet more or less on the west line and 289.6 feet more or less on the east line to a dead line in the rear on which it measures 79.2 feet.

Being the same property conveyed to Thomas C. Craven and wife, Helen S. Craven by Quitclaim Deed from Mary Evelyn Waldrop, a widow of record in Book 7541, Page 15, Register's Office for Davidson County, Tennessee and being the same property conveyed to Thomas C. Craven and wife, Helen S. Craven by Warranty Deed from Mary Evelyn Waldrop, a widow of record in Book 7541, Page 17, Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.
This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.
This is improved property commonly known as 1311 McAlpine Avenue, Nashville, TN 37216.

[STATE OF TENNESSEE)]
[COUNTY OF DAVIDSON)]
[The actual consideration or value, whichever is greater for]
[this transfer is $35,000.00.]
[ ]
[Affiant]
[Subscribed and sworn to before me this 24th day of March, 1997.]
[ ]
[Notary Public]
[My Commission Expires 9/23/2000]
[ ]

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 24th day of March, 1997.

Thomas C. Craven

Helen S. Craven

97 APR 1 PM 1:13
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
02891182

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

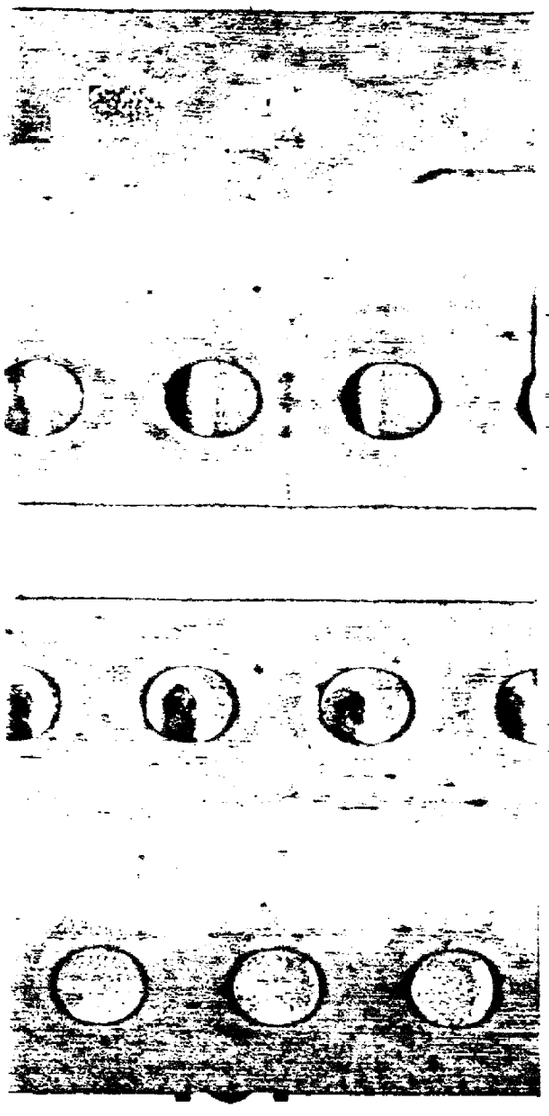
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thomas C. Craven and wife, Helen S. Craven**, the bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of March, 1997.

NOTARY PUBLIC AT LARGE
JACKSON CO.

My Commission Expires: 9/23/2000

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



RECEIVED OF _____

FOR _____

BOOK 10398 PG 535

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

DART 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 8.00
TOTAL 138.50
CHECK 138.50

04/01/97 01 13:13 0001 3687

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0289182
IDENTIF. # REFERENCE

97 APR -1 PM 1:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1133958