Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
George M. and Victoria L. McCuiston 134 Kingston Street Nashville, TN 37207	Map 71-3 Par. 153	First Union Mortgage Corp. 1100 Corporate Center Drive Raliegh, NC 27607-5066
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

BOOK 10439 PG 663

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, The Nashville Homestead Corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to George M. and Victoria McCuiston (the "Grantees"), Grantees' heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows (the "Property").

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lots 153 and 154, J. B. Haynie's Oriental Subdivision of record in Book 4955, page 64, Register's Office for Davidson County, Tennessee. Lot No. 2 fronts 50 feet on the southerly side of Kingston Street and runs back 140 feet between parallel lines to an alley in the rear and measures 50 feet thereon.
>
> Being the same property conveyed to The Nashville Homestead Corporation by deed of record in Book 10426, page 168, Register's Office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters shown on Exhibit A attached hereto and incorporated herein by reference.

This is improved located at 134 Kingston Street, Nashville, Tennessee, 37207.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever.

Grantor covenants with the Grantees that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 76,500.00

Affiant

Subscribed and sworn to before me this 23rd day of April, 1997.

LESLIE RUFFNER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

My Commission Expires: March 30, 2001

0414169.01
063258-006 04/23/97

Grantor further covenants and binds itself, its successors and assigns to forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever except that no warranty is made as to the amount of acreage in the Property.

Grantee assumes responsibility for payment of real property taxes from and after the date hereof.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 28th day of April, 1997.

THE NASHVILLE HOMESTEAD CORPORATION

By: _____

Title: Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, V. Jean Merkle, Notary Public, Gerald F. Nicely, with whom I am personally acquainted and who acknowledged that he is Secretary of The Nashville Homestead Corporation and that he as such Secretary has authority to execute this instrument on behalf of The Nashville Homestead Corporation.

WITNESS my hand, at office, this 28th day of April, 1997.

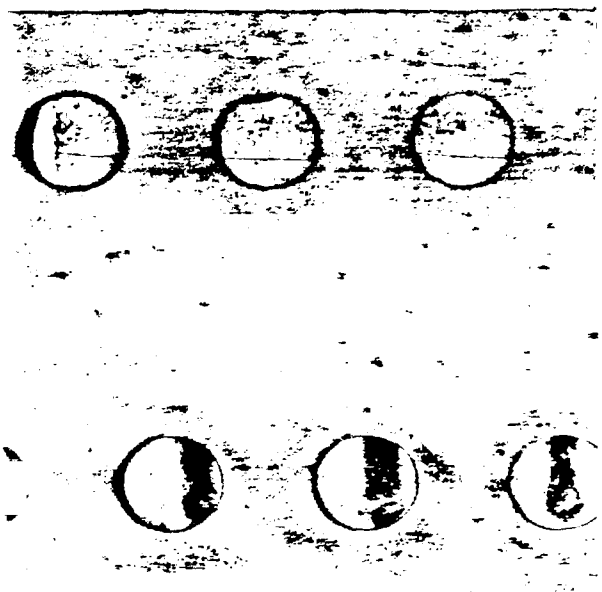
_____
Notary Public
My Commission Expires: 11-22-97

03007301

97 MAY -2 11:12:18

6408 05/02 0101 03CHECK 20.00

063258 [illegible] 04/23/97



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10439 PG 665

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT	76500.00
CON TX	283.05
PRFEE	1.00
WDEED	8.00
TOTAL	292.05
CHECK	292.05

05/02/97 01 12:54 0001 6408

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0300701

IDENTIFICATION REFERENCE

97 MAY -2 P 12:48

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No. 1146466