THIS INSTRUMENT PREPARED BY:

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 126,500.00

Affiant

Subscribed and sworn to before me, this 30th day of June 1997

Notary Public

My Commission Expires: 11-22-97

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

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
RICHARD GUSTAMANTE 1106 Calvin Avenue Nashville, Tennessee 37206	FT Mortgage Companies P.O. Box 146 Memphis, Tennessee 38101	MAP 83-5 PARCEL 235

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY SIX THOUSAND FIVE HUNDRED AND NO/100---------- ($ 126,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, E.G. WHITE CONSTRUCTION CO. hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto RICHARD GUSTAMANTE AND WIFE, CAMILLE ROJAS 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. 11 of Block "B" on the Plan of Wakefield-Smith Company's Subdivision of Lots Nos. 55 and 56 of F.O. Beasley's Plan of record in Book 843, page 19, Register's Office for Davidson County, Tennessee.

SAID Lot No. 11 of Block "B" fronts 41.0 feet on the southerly side of Calvin Avenue and runs back between parallel lines 178.0 feet to a dead line.

BEING the same property conveyed to E.G. White Construction Co., Inc., a Tennessee corporation, by deed from Wayne Claycombe of record in Book 10292, page 334, Register's Office for Davidson County, Tennessee.

0323988
IDENTIF. ↑ REFERENCE

97 JUL -8 AM 9:07
ELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

1919 07/08 0101 03CHECK 477.05

This is improved property known as 1106 Calvin Avenue, Nashville, Tennessee 37206

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 he 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 Wakefield-Smith Company's Subdivision of record in Book 843, page 19, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and binds himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEEs, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 30th day of June, 19 97

E.G. WHITE CONSTRUCTION CO.

E.G. White, President

E.G. White, President

BOOK 10521 PG 377

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

Witness my hand and official seal this _____day of _____ , 19 ____.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

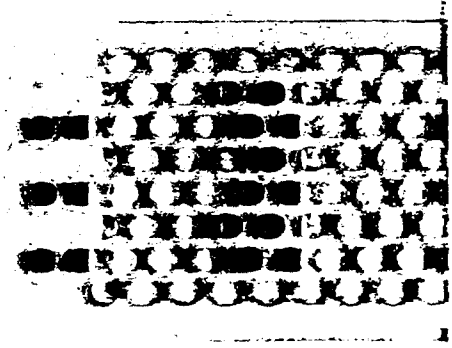
Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ E.G. White _____ and _____ with whom I am personally acquainted and who upon his oath___ acknowledged himself to be the President and _____ respectively of the E.G. WHITE CONSTRUCTION CO. _____ the within named bargainor, and corporation, and that he as such President 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 E.G. White as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this 30th day of June , 1997.

My Commission Expires: November 22, 1997

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.



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

RECEIVED OF _____

FOR _____

BOOK 10521 PG 378

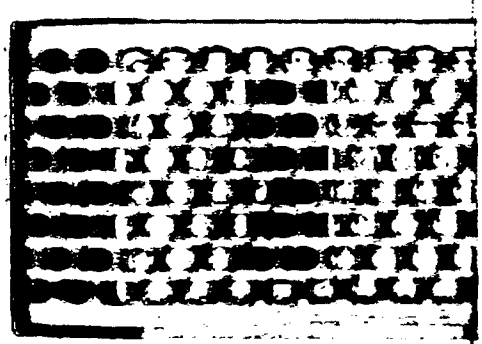
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 126500.00
CON TX 468.05
PRFEE 1.00
WDEED 8.00
TOTAL 477.05
CHECK 477.05

07/08/97 01 09:08 0001 1919

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0323988
IDENTIF. ↑ REFERENCE

97 JUL -8 AM 9:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1171681