Box 40-B

OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF Davidson)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,000.00

Robert F. Doyle
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18TH DAY OF August, 19 97.

[illegible]
NOTARY PUBLIC

My Commission expires: 11-20-97

BOOK 10575 PG 991

THIS INSTRUMENT PREPARED BY
Robert F. Doyle, Attorney, 613 Woodland Street, Nashville, TN 37206
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Grady H. Brown (NAME)	Grady H. Brown (NAME)	Map 81-12
1617 9th Avenue North (ADDRESS)	1617 9th Avenue North (ADDRESS)	Parcel 174
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Nashville, Tennessee, 37208 (CITY) (STATE) (ZIP)	1W-35010

Warranty Deed

For and in Consideration of the sum of $ 36,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

MIDWEST FIRST FINANCIAL LIMITED PARTNERSHIP III

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

GRADY H. BROWN, unmarried

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the South 36 feet of Lot No. 301 on the Map of the North Nashville Real Estate Company's Plan of Lots of record in Book 21, page 105, Register's Office for said County.

Said part of Lot No. 301 fronts 36 feet on the easterly side of Ninth (9th) Avenue North and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Midwest First Financial Limited Partnership III by deed from ContiMortgage Corporation of record in Book 10569, page 28, said Register's Office.

The above described premises are being conveyed in "AS IS" condition.

This is ~~unimproved ( )~~ XX property, known as 1622 9th Avenue North, Nashville, TN 37208
(House Number) (Street) (City) (State) (Zip)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever need, 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 hands this 15 day of August, 19 97.

MIDWEST FIRST FINANCIAL LIMITED PARTNERSHIP III [signature]
by: MIDWEST FIRST FINANCIAL, INC., GENERAL PARTNER

William B. Preston, President

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 10575 PG 992

STATE OF TENNESSEE)
County of)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

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

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE)
County of)

8996 08/20 0101 03CHECK 1[illegible].20

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

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

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE)
County of)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

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

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

97 AUG 20 PM 3:39
[illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0339549

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF NEBRASKA)
County of DOUGLAS)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared William B. Preston, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Midwest First Financial, Inc. General Partner, the within named bargainor, a corporation (~~or partnership~~), and that he, as such officer (~~or partner~~), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (~~or partnership~~) by himself as such officer (or partner).

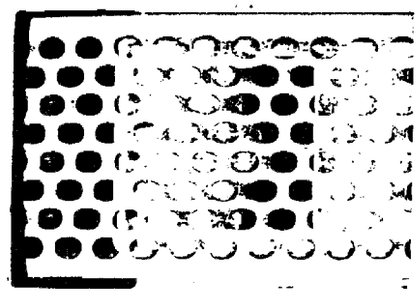
Witness my hand and official seal at office this 15 day of August, 19 97.

My Commission expires:
Oct. 6, 1997

GENERAL NOTARY-State of Nebraska
CRAIG KELVIN OLSON
My Comm. Exp. Oct. 6, 1997

_____
Notary Public

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10575 PG 993

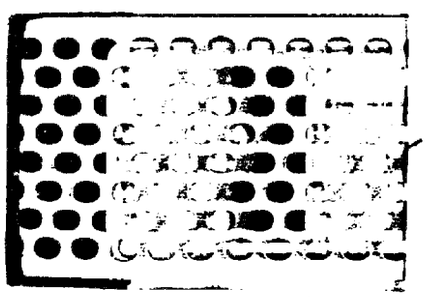
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

DAMT	3000.00
CO% TX	132.20
PRFEE	1.00
UCCFD	9.00
TOTAL	142.20
CHECK	142.20

08/20/97 01 15:44 0001 B496

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0339549
IDENTIF. # REFERENCE
97 AUG 20 PM 3:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1188537