THIS INSTRUMENT PREPARED BY:

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) BOOK 10576 PG 399

The actual consideration or value, whichever is greater, for this transfer is $ 68,000.00

Affiant

Subscribed and sworn to before me, this 15th day of August 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.
BRET GRANSTAFF 1810 Boscobel Street Nashville, Tennessee 37206	FT Mortgage Companies P.O. Box 146 Memphis, Tennessee 38101	MAP 83-14 PARCEL 325

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY EIGHT THOUSAND AND NO/100---------- ---------- ($ 68,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , RALPH L. WALKER, JR., MARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto BRET GRANSTAFF, UNMARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 58 on the Plan of Edgefield Land Company's First Subdivision of record in Book 57, page 130, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Ralph L. Walker, Jr., unmarried, by deed from Ruby A. Byrd, unmarried, of record in Book 6430, page 654, Register's Office for Davidson County, Tennessee; the said Ralph L. Walker, Jr. having since married.

DONNA LEWIS WALKER, spouse of Ralph L Walker, Jr., joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 1810 Boscobel Street, 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___, his heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha s 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 Edgefield Land Company's First Subdivision of record in Book 57 , page 130 , 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 GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 15th day of August, 19 97.

RALPH L. WALKER, JR.

DONNA LEWIS WALKER

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

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 RALPH L. WALKER, JR. and DONNA LEWIS WALKER, 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 this 15th day of August, 1997.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

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

My Commission Expires: _____

Notary Public

0339664
IDENTIF. & REFERENCE

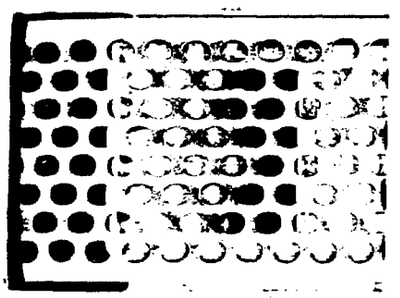
97 AUG 21 AM 9:15
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

9114 08/21 0101 03CHECK 260.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10576 PG 401

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 [illegible]
CON T [illegible]
PRFEE 1.00
WDEED [illegible]
TOTAL 260.60
CHEC [illegible] 260.60

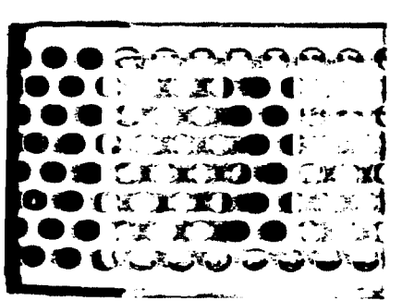
08/21/97 01 09:21 [illegible] 9214

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0339664
IDENTIF. # REFERENCE

97 AUG 21 AM 9:15

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.



No. 1188654