FILE BOX 45

WARRANTY DEED

BOOK 10594 PG 41

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 0.99,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August, 19 97

Notary Public

MY COMMISSION EXPIRES: 3/24/01

(AFFIX SEAL)

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary Lee Berkley Jr. (NAME)	First Trust Mortgage Company (NAME)	MAP 95-12
2524 Hibbitts Road (ADDRESS)	P.O. Box 17257 (ADDRESS)	PARCEL 15
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Memphis, TN 38187-0257 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Eddie F. Dilts and wife, Christine A. Dilts

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary Lee Berkley Jr. and wife, Amy L. Berkley

HEREINAFTER CALLED THE GRANTEES, 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. 21, on the plan of Woodberry Park Subdivision, of record in Plat Book 2133, Pages 117,118 and 119, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Eddie F. Dilts, and wife, Christine A. Dilts, by deed from Andrea Suzan Rodgers Meadows (now known as Andrea Suzan Swaner), and husband by deed, of record in Book 8000, Page 783, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2297, Page 194, Register's Office for said County.

IDENTIFICATION REFERENCE 0344527

97 SEP -3 PM 3:32

FELIX ... REGISTER DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 2524 Hibbitts Road, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, 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 hand s this 29th day of August, 19 97

Eddie F. Dilts

Christine A. Dilts

Christine A. Dilts

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 Eddie F. Dilts and wife, Christine A. Dilts

the bargainor S 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 29th day of August 19 97

Commission expires 3/24/01

Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF

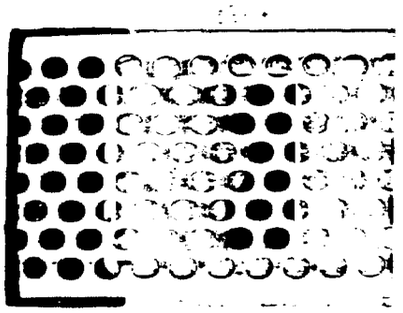
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

4343 09/03 0101 03CHECK 378.63



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

RECEIVED OF _____

FOR _____

BOOK 10594 PG 43

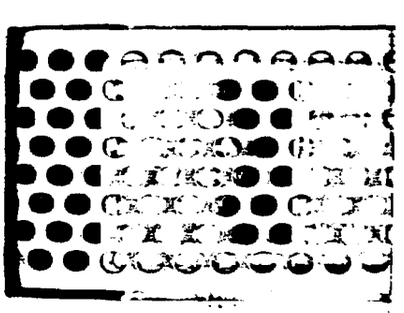
CO - CONVEYANCE	CC - CERTIFIED COPY		MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE		CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE		MO TX - STATE TAX MORT
TD - TRUST DEED			PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 99900.00
CON TX 369.63
PRFEE 1.00
WDEED 8.00
TOTAL 378.63
CHECK 378.63

09/03/97 01 15:32 0001 4343

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0344527
IDENTIF. REFERENCE

97 SEP -3 PM 3:32
FELIX Z. REGISTER
DAVIDSON COUNTY, TN.

No. 1193823