File Box 9-B
First Title and Escrow Company, Inc. **WARRANTY DEED**

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

BOOK 10727 PG 98

#15110

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PHILLIP BERNSTEIN (NAME)	HOMECOMINGS FINANCIAL NETWORK (NAME)	104-16
1711 Linden Avenue (STREET ADDRESS OR ROUTE NUMBER)	12600 White Water Drive (STREET ADDRESS)	197
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	Minnetonka, MN 55343 (CITY) (STATE) (ZIP)	24W-10275

FOR AND IN 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, JOHN SCOTT BUTLER, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILLIP BERNSTEIN, UNMARRIED AND ROBERT M. BERNSTEIN, unmarried as tenants in common

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 164 on the Plan of Belmont Land Company, as of record in Plat Book 421, page 34, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 164 fronts 50 feet on the southerly margin of Linden Avenue and extends back between parallel lines a distance of 175 feet to an alley.

Being the same property conveyed to John Scott Butler, unmarried by deed from Aubrey B. Harwell, Jr., Trustee of record in Book 6935, page 647, said Register's Office.

This conveyance is made subject to all matters appearing on the plan of record in Plat Book 421, page 34, Register's Office for Davidson County, Tennessee.

0391768

IDENTIF. A REFERENCE

97 DEC 18 AM 10:26

REGISTER
DAVIDSON COUNTY, TN.
FELIX Z.

2922 12/18 0101 03CHECK 378.63

unimproved ( )
This is improved (XX) property, known as 1713 Linden Avenue, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of December, 19 97.

John Scott Butler
JOHN SCOTT BUTLER

BOOK 10727 PG 99

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN SCOTT BUTLER, UNMARRIED with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 15th day of December, 19 97.

My commission expires 9/23/2000 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 99,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December, 19 97.

MY COMMISSION EXPIRES: 9/23/2000 (AFFIX SEAL)

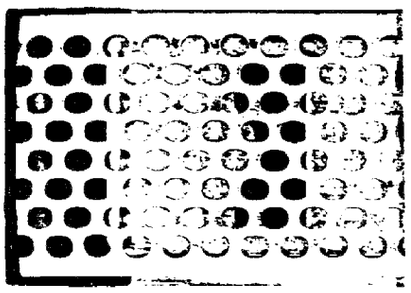
Notary Public

WARRANTY DEED

FROM JOHN SCOTT BUTLER, UNMARRIED

TO PHILLIP BERNSTEIN, UNMARRIED

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

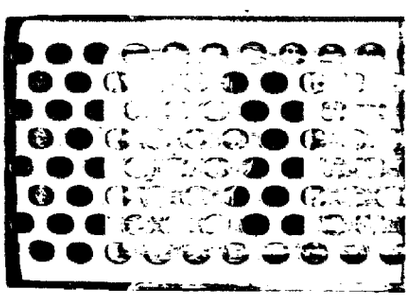
BOOK 10727 PG 100

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12/18/97 01 10:30 0001 2922



0381768
IDENTIF. & REFERENCE

07 DEC 18 AM 10:26
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1233667