Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #97-1487

BOOK 10728 PG 12

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Turner, single**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Steven T. McCauley, and wife, Nancy E. McCauley**, hereinafter called the **Grantee**, Grantee's 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 ease half of Lot No. 32 on the Plan of West End Annex, as subdivided by Sylvan Park Land Company, as of record in Book 332, Page 61, Register's Office for Davidson County.

Said east half of lot no. 32 fronts 50 feet on the northerly side of Colorado Avenue, formerly 9th Street of Avenue and runs back between parallel lines, 162.9 feet, more or less to an alley.

Being the same property conveyed to William Turner, single by Quitclaim Deed from Robert E. Turner, Jr. and wife, Judy Turner of record in Book 10728, Page 20, Register's Office, Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 4308-A Colorado Avenue, Nashville, TN 37209

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 16th day of December, 1997

William Turner
William Turner

97 DEC 18 PM 3:30

0382024

BOOK 10728 PG 13

State of Tennessee)
County of Davidson)

On this the 16th day of December, 1997, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **William Turner** the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9-29-97

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$120,000.00**.

Affiant

Sworn and subscribed before me on this the 16th day of December, 1997.

Notary Public

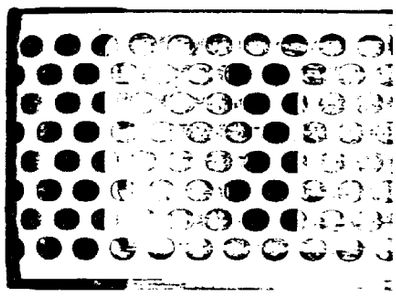
My Commission Expires: 9-29-97

3283 12/18 0101 03CHECK 453.00

NEW OWNER:
Steven T. McCauley
4308-A Colorado Avenue
Nashville, TN 37209

RESPONSIBLE FOR TAX PAYMENT:
FT Mortgage Companies, d/b/a
10741 King William Drive
Dallas, TX 75220

TAX MAP-PARCEL #:
103-4-241



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10728 PG 14

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

120000.00

CON TX 444.00

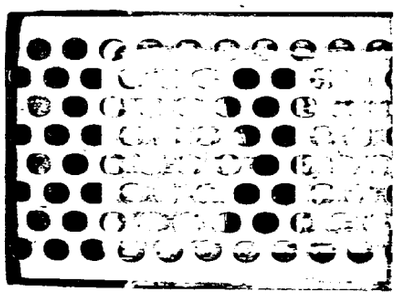
PRFEE 1.00

WDEED 8.00

TOTAL 453.00

CHECK 453.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12/18/97 0001 3283



0382025

IDENTIFICATION REFERENCE

97 DEC 18 PM 3:31

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 1234023