FORM NO. WD-1

BOOK 7741 PAGE 946

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF December, 19 88

Notary Public

MY COMMISSION EXPIRES: May 6, 1990

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William T. Hill, 211 Third Ave. N., P.O. Box 2643, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael E. McLay (NAME)	BancPlus Mortgage Corp. (NAME)	70-2-16.00
1201 St. Mary's Lane (STREET ADDRESS OR ROUTE NUMBER)	9601 McAllister Freeway (STREET ADDRESS)	13DA-44470
Nashville, TN (CITY) (STATE) (P.O. ZIP)	San Antonio, TX 78216 (CITY) (STATE) (ZIP)	

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, WE, Ronald Troy Rippetoe and wife, Maria Langdon Rippetoe

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael E. McLay, a single person

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

Lot NO. 3 on the Plan of Petre Place, as of record in Book 2083, Page 104, REgister's Office for Davidson County, Tennessee.

BEGINNING at a concrete monument in the southerly margin of St. Mary's Lane; thence westerly 121.4 feet to an iron stake, the common corner of Lots 2 and 3. Thence with the easterly line of Lot 2, 149.3 feet to an iron stake. Thence north 70 degrees, 59 minutes east, 150 feet to the westerly margin of St. Joseph Drive. Thence with the westerly margin of St. Joseph Drive, 125.6 feet to a concrete monument; thence with the curve to the left, 37.8 feet to the beginning.

This property is subject to restrictive covenants of record in Book 2294, Page 217, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ronald Troy Rippetoe and wife, Maria Langdon Rippetoe, by deed from Charles F. Brown, Jr., Trustee of record in Book 6421, Page 363, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property, known as 2101 St. Mary's Lane, Nashville, TN
(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 hands this 30th day of December, 19 88

Maria Langdon Rippetoe

Ronald T. Rippetoe

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Melinda S. Chumbley, a Notary Public in and for said County and State, the within named Ronald Troy Rippetoe and wife, Maria Landon Rippetoe

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 30th day of December, 19 88.

Commission Expires May 8, 1991

Melinda S. Chumbley Notary Public

STATE OF TENNESSEE }
County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

Ronald Troy Rippetoe, et ux

TO

Michael E. McLay

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

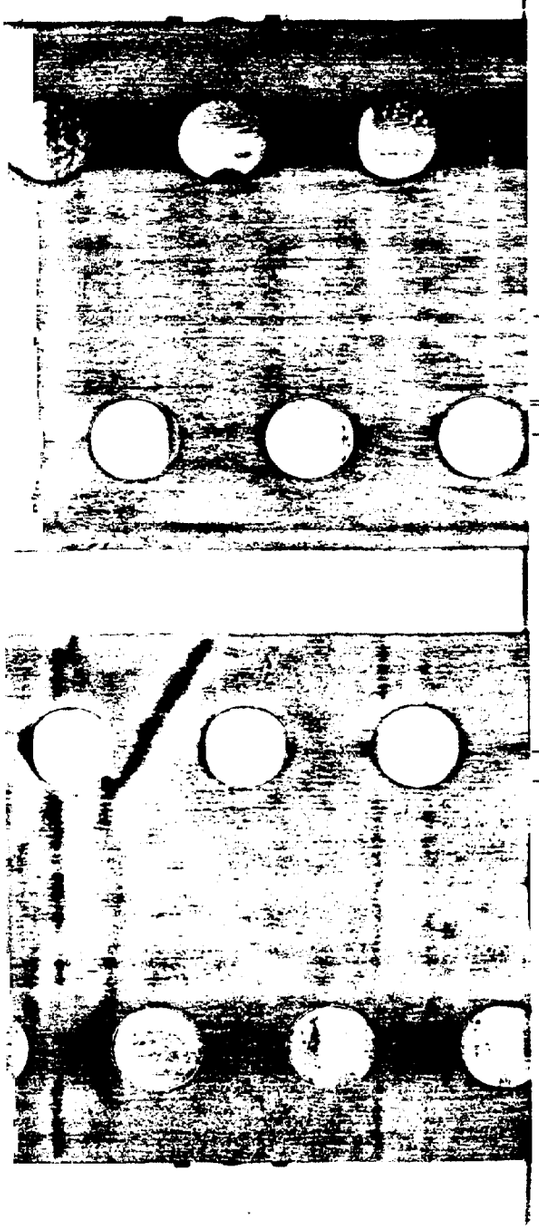
98317

IDENTIFICATION

JAN 3 8 27 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

2544 01/03 0101 03CHECK 207.80



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

RECEIVED OF _____

FOR _____

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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	61000.00
CON TX	201.30
PRFEE	0.50
WDEED	6.00
TOTAL	207.80
CHECK	207.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/03/89 01 08:29 0001 2544

98317

IDENTIFICATION REFERENCE

JAN 3 8 27 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 169249