SUB

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9637 PG 975

ADDRESS NEW OWNER:
Elaine K. Eversmeyer
2627 Emery Drive
Nashville, Tennessee 37214

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Century Mortgage Corporation
Two International Drive, Ste. 507
Nashville, Tennessee 37217

MAP AND PARCEL:
MAP 95-12
GROUP
PARCEL 110

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Earl W. Rice Jr., Sole Heir-At-Law of Nellie S. Rice, Deceased, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Flaine K. Eversmeyer, an unmarried person, hereinafter called the Grantee, her 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 Lot No. 6 on the Plan of Meadowview Acres, of record in Book 2133, page 50, 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 Earl W. Rice and wife, Nellie S. Rice by deed from Frank C. Bradford and wife, Lillie R. Bradford, of record in Book 2204, page 228, Register's Office for Davidson County, Tennessee. The said Nellie S. Rice having since died intestate being predeceased by her husband, Earl W. Rice.

This is improved property known as 2627 Emery Drive, Nashville, TN 37214.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1995 property taxes which are not yet due and payable.
2. Restrictive covenants of record in Book 2144, page 517, said Register's Office.
3. All matters as shown on the plan of record in Book 2133, page 50, said Register's Office.
4. Sanitary sewer and/or storm drainage easement and any temporary construction easement of record in Book 4365, page 754, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the

said Elaine K. Eversmeyer, an unmarried person, her heirs and assigns, forever; and Earl W. Rice Jr., Sole Heir-at-Law of Nellie S. Rice, Decesed, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9637 PG 976

Witness my hand this the 30th day of March, 1995.

Estate of Nellie S. Rice

E. R.

by Earl W. Rice Jr. Sole Heir-at-Law
of Nellie S. Rice, Deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named by Earl W. Rice Jr., Sole Heir-at-Law of Nellie S. Rice, Deceased, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that it executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 30th day of March, 1995.

NOTARY PUBLIC

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Nov 00, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 70,000.00.

Elaine K. Eversmeyer
AFFIANT

Subscribed and sworn to before me
this 30th day of March, 1995.

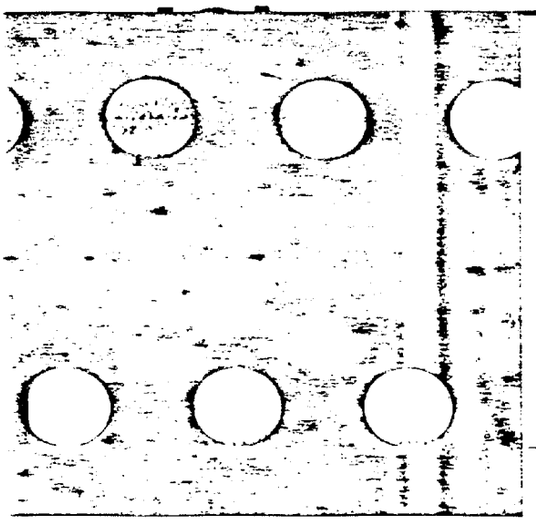
Nina E. Atkinson
NOTARY PUBLIC
My Commission Expires: 07/27/96

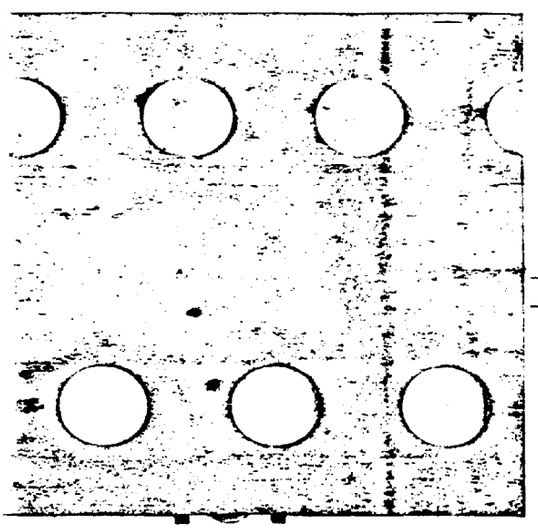
4871.6

RECEIVED FOR REFERENCE

95 MAR 31 PM 1:26 DAVIDSON COUNTY REGISTER

269.00





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

RECEIVED OF _____

FOR _____

BOOK 9637 PG 977

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	70000.00
CON TX	259.00
PRFEE	1.00
WDEED	9.00
TOTAL	268.00
CHECK	268.00

04/05/95 01 10:39 0001 7777

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4871/6

IDENTIFICATION REFERENCE

COMP-5 EDITION

DAVIDSON COUNTY

No. 897300