WARRANTY DEED

BOOK 9984 PG 375

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 97,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March, 19 96

Notary Public

MY COMMISSION EXPIRES: 27 NOVEMBER 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
William D. Castleman, P.C., 213 A Ward Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herman L. Wallace (NAME)	Herman L. Wallace (NAME)	MAP 135-14-C
721 Vanguard Place (ADDRESS)	721 Vanguard Place (ADDRESS)	PARCEL 06.00
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Antioch, TN 37013 (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, Ransom Village Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Herman L. Wallace and wife, Sandra S. Wallace

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:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Ransom Village, of record in Book 7900, pages 833 and 834, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

Being a part of the same property conveyed to Ranson Village, Inc., a Tennessee Corporation, by deed from Ransom Place Homes, Inc., a Tennessee Corporation, of record in Book 9471, page 298, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 1996 and subsequent years, restrictions and easements of record.

0257 03/20 0101 03CHECK 369.75

0161797
IDENTIF. # REFERENCE

96 MAR 20 AM 9:49

unimproved ( )
This is improved (X) property, known as 721 Vanguard Place, Antioch, Tennessee 37013
(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 my hand this 15th day of March 19 96

Ransom Village Inc.
By:
Henry E. McCall, President

STATE OF TENNESSEE

COUNTY OF

9984:376

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE

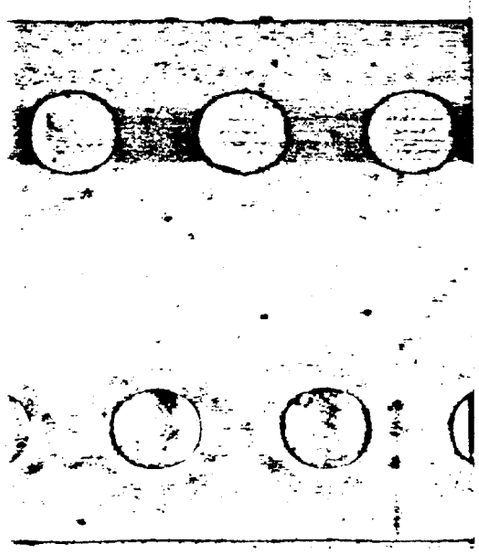
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Henry E. McCall and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the President and _____ respectively of the Ransom Village Inc. the within named bargainor, and corporation, and that he as such President 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 Henry E. McCall as such President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Brentwood, TN 37027 on this the 15th day of March 19 96.

My commission expires 27 November 1999

Clark A. Gilliland Jr.
Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 9984 PG 377

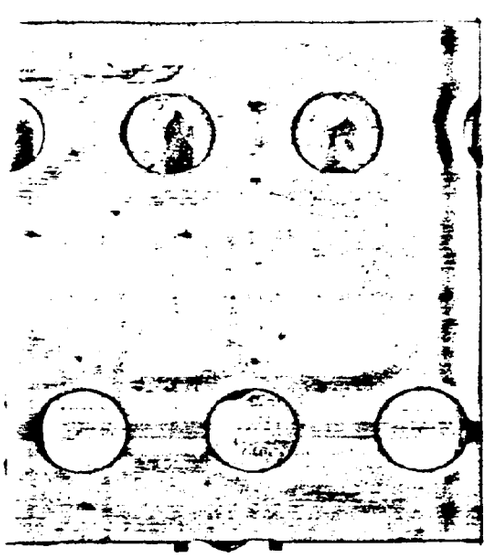
CO CONVEYANCE	CC CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	97500.00
CON TX	360.75
PRFEE	1.00
WDEED	8.00
TOTAL	369.75
CHECK	369.75

03/20/96 01 09:50 0001 0257

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



IDENTIF. ↑ REFERENCE 0161797

96 MAR 20 AM 9:49

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1018306