WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON BOOK 10281 PG 807
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 176,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF December 19 96

Notary Public

MY COMMISSION EXPIRES: January 29, 2000
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires: 1/29

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, Attys., 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffries C. Ringgold (NAME)	PHH Mortgage Services (NAME)	155 15 O A 106 CO
5244 Beech Ridge Road (ADDRESS)	6000 Atrium Way (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Mt. Laurel, NJ 08054 (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, Jennifer Porter Jordan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffries C. Ringgold and wife, Elizabeth A. Ringgold

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, TN, being Lot No. 106 on the Plan of Stonemeade, Section Two, of record in Book 7900, Page 525, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer Porter Jordan by deed from Centrex Real Esate Corporation of record in Book 9573, Page 834, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

Subject to restrictions of record in Book 7701, Page 290; Book 8349, Page 43; Book 8810, Page 840; Bylaws in Book 7701, Page 331; Book 8517, Page 992; Charter in Book 7920, Page 728; Quitclaim Deed in Book 8517, Page 997; and all matters shown on the Plan of Record.

0253036 IDENTIF. & REFERENCE

96 DEC -5 AM 11:17 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN.

2426 12/05 0101 03CHECK 660.20

unimproved ( ) This is improved (X) property, known as 5244 Beech Ridge Road, Nashville, TN 37221
(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 3rd day of December 19 96

Jennifer Porter Jordan

Jennifer Porter Jordan

By: Brenda Decker

807

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

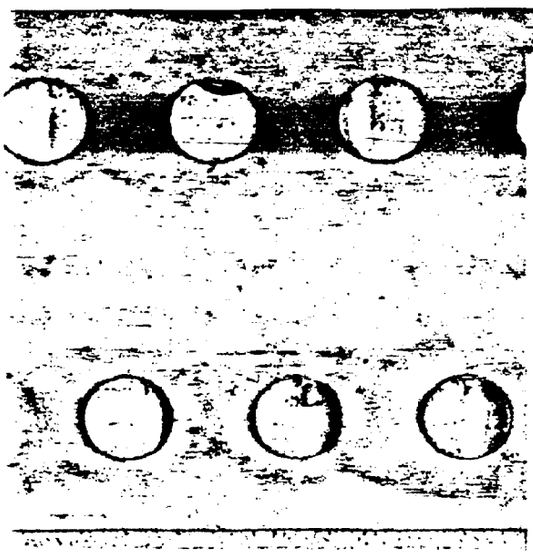
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda Decker, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained, and who further acknowledged that she is the attorney in fact for Jennifer Porter Jordan and that she is authorized by Jennifer Porter Jordan to execute this instrument on her behalf.

Witness my hand and seal at Brentwood, TN, this 3rd day of December, 1996..

_____ Notary Public

My commission expires 1/29/2000

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires: 1/29/2000



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

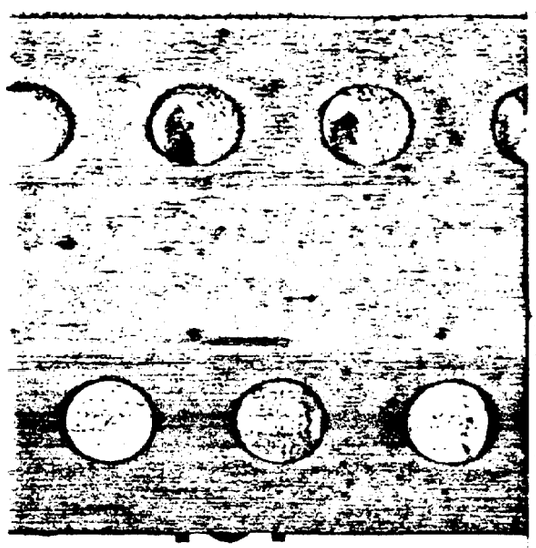
FOR _____ BOOK 10281 PG 809

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 176000.00
CON TX 651.20
PRFEE 1.00
WDEED 8.00
TOTAL 660.20
CHECK 660.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 12/05/96 BC 21-18 6001 2426



0253036
IDENTIF. & REFERENCE

96 DEC -5 AM 11:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1095082