# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FILE BOX 3

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF December 19 96

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Patricia A. Ragland (NAME) | SunTrust Mortgage, Inc. (NAME) | MAP 108-3 |
| 3042 Casa Drive (ADDRESS) | P.O. Box 105277 (ADDRESS) | PARCEL 54 |
| Nashville, TN 37214 (CITY) (STATE) (ZIP) | Atlanta, GA 30348-5277 (CITY) (STATE) (ZIP) | 03D9287 |

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, Rental Group, LTD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Patricia A. Ragland

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:

BEING Lot No. 102-A of the Zone Lot Division of Lots Nos. 42-48 and 102-107, Section 5, Patio Villa, of record in Plat Book 5200, page 686, amending Plat Book 5200, page 633, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Rental Group, LTD by deed from October, Inc., of record in Book 6431, page 331, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6199, Page 70 and Book 5200, page 748, Register's Office for said County.

0256726 IDENTIF. ↑ REFERENCE

96 DEC 18 AM 8:34
FELIX Z. HILLSMAN REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved ( X ) property, known as 3042 Casa Drive, Nashville, TN 37214
(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 16th day of December 19 96

Rental Group, LTD
By:

BOOK 10293 PG 565

STATE OF TENNESSEE
COUNTY OF

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 DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Don R. Henderson and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the partner and _____ respectively of the Rental Group, LTD the within named bargainor, ~~a XXXXXXXXXX~~, and that he as such partner and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by ~~signing the name of the corporation~~ XXXXXXXXXXXXXXXXXXXX by the said Don R. Henderson as such partner, and attesting the same by the said _____ as such _____.

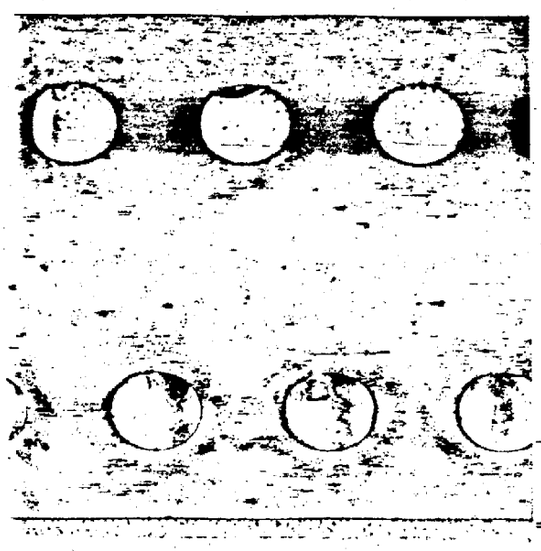
Witness my hand and official seal at office at Nashville, TN on this the 16th day of December 19 96.

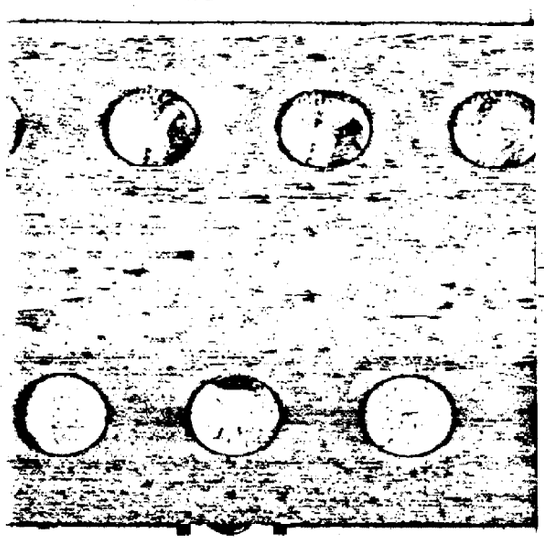
My commission expires May 24, 1997

Patricia Nicholls
Notary Public

PATRICIA NICHOLLS NOTARY PUBLIC DAVIDSON CO., TENN.

6708 12/18 0101 03CHECK 188.45





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

RECEIVED OF _____

FOR _____

BOOK 10293 PG 566

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | CAMT 48500.00 |
| | | | | CON TX 179.45 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 188.45 |
| | | | | CHECK 188.45 |
| | | | 12/18/96 01 | 08:33 0001 6708 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0256726
IDENTIF. # REFERENCE

96 DEC 18 AM 8:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1099307