BK/10345PG608

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 61,900.00

Lola M. Ransom
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 19 97.

Mark A. Ellmore
Notary Public Mark A. Ellmore, Jr.

MY COMMISSION EXPIRES: 1/20/99

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lola M. Ransom	NationsBanc Mortgage Corporation	61-13-26
(NAME)	(NAME)	
2598 Bethwood Drive	P. O. Box 35140	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, Tennessee 37207	Louisville, KY 40232	
(CITY) (STATE) (P.O. ZIP)	(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, Beverly J. Roderick, a single person

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lola M. Ransom unmarried Moses Ransom, Jr., unmarried

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, described as follows:

Being Lot No. 136 on the plan of Shepardwood Subdivision, Section 2, of record in Book 4460, Page 66, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Beverly J. Roderick (formerly Beverly J. Kaatrude) by Quitclaim Deed from Robert L. Kaatrude, filed of record in Book 10140, page 46, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

97 FEB 10 PM 1:39

IDENTIFICATION REFERENCE 0271825

This is improved property known as 2598 Bethwood Drive, Nashville, Tennessee 37207

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 her hand this 31st day of January, 19 97.

Beverly J. Roderick by Mary Ann Westerhaus Atty in Fact
Beverly J. Roderick

7216-M

BK/PG: 10345:609

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Mark A. Ellmore, Jr., a Notary Public in and for said County and State, the within named Beverly J. Roderick, a single person the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 19 97.

My commission expires 1/20/99

Notary Public Mark A. Ellmore, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 31st day of January, 1997, before me the undersigned Notary Public, personally appeared Mary Ann Westerhaus, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Beverly J. Roderick (formerly Beverly J. Kaatrude) and acknowledged that she executed the same as the act of her principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

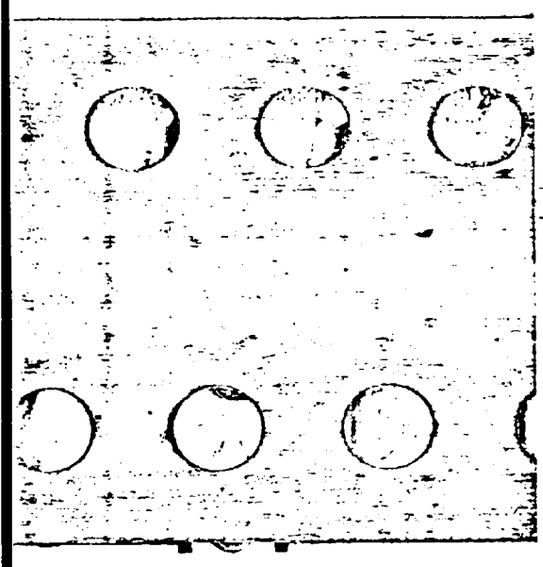
NOTARY PUBLIC AT LARGE

Mark A. Ellmore, Jr. Notary Public

My commission expires: 1/20/99

5008 02/10 0101 03CHECK 238.02





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10345 PG 610

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 61500.00
				CON TX 229.03
				PRFEE 1.00
				WDEED 8.00
				TOTAL 238.03
				CHECK 238.03
02/10/97	01			13:41 0001 5008

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0271825

IDENTIFICATION REFERENCE

97 FEB 10 PM 1:39

DAVIDSON COUNTY, TN

No. 1115492