BOOK 10399 PG 682

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(35300)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Affiant Julie M Rager

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March 19 97

Notary Public

MY COMMISSION EXPIRES: 1/28/98

AFFIX SEAL

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathryn Ann Rager (NAME)	NationsBanc Mortgage Corporation (NAME)	91-2-315
5510 California Avenue (ADDRESS)	P.O. Box 353 (ADDRESS)	12W-24065
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Louisville, KY 40201-0353 (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, Rosemarie Beers, SINGLE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kathryn Ann Rager and Julie M. Rager, AS TENANTS IN COMMON

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 Lots Nos. 1421 and 1423 of Block No. 50, Plan No. 2 of West Nashville, as of record in Book 57, Page 172, Register's Office for said County.

SAID Lots Nos. 1421 and 1423 front together 60 feet on the northerly side of California Avenue and runs back between parallel lines, with the easterly margin of 56th Avenue North, formerly 15th Street, 150 feet to an alley.

BEING the same property conveyed to Rosemarie Beers by deed from John D. Barnes and wife, Sallye Barnes of record in Book 9504, Page 268, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.
97 APR -1 PM 3:48

IDENTIF. & REFERENCE 0289403

unimproved ( )
This is improved (X) property, known as 5510 California Avenue, Nashville, TN 37209
(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 24th day of March, 19 97

Rosemarie J. Beers
Rosemarie Beers

BOOK 10393 PG 683

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rosemarie Beers, Single

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 24th day of March 19 97.

Commission expires 11/28/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

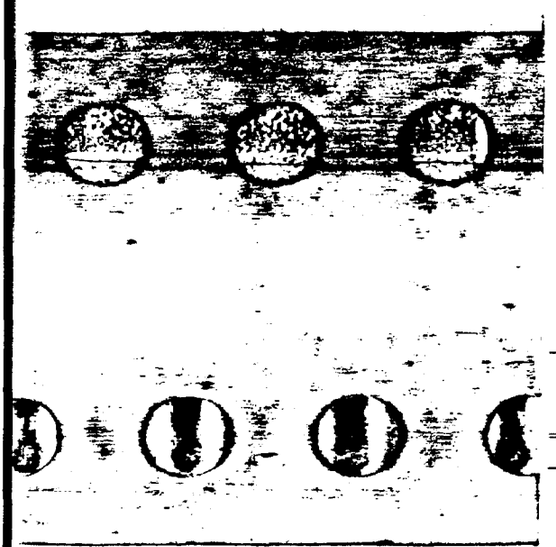
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

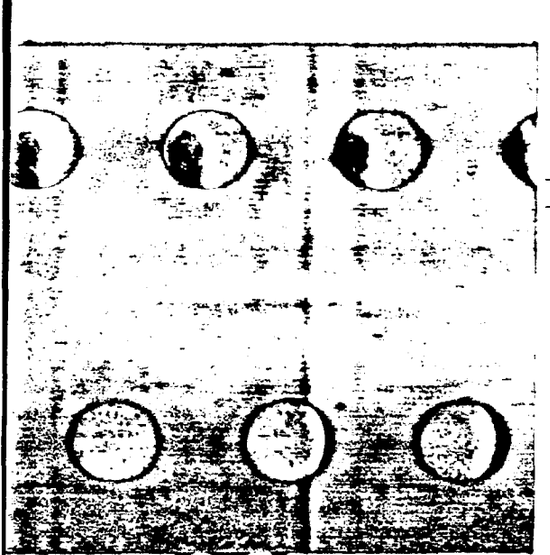
My commission expires _____

Notary Public

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

3909 04/01 0101 03CHECK 173.50





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

RECEIVED OF _____

FOR _____

BOOK 10399 PG 684

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
			MAMT 45000.00	
			ERR CO	
			MAMT 45000.00	
			CAPT 45000.00	
			CON TX 166.50	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 175.50	
			CHECK 175.50	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/01/97 01 15:49 0001 3909

0289403
IDENTIF. & REFERENCE

97 APR -1 PM 3:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1134180