60

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

BOOK 10514 PG 20

ADDRESS NEW OWNER:
Ruby J. Sherrod
5329 Windypine Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MORTGAGEE:
NONE

MAP **172-3**
GROUP **B**
PARCEL **7.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Michael L. Rankin and wife, Angie W. Rankin** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Ruby J. Sherrod, unmarried**, hereinafter called the "GRANTEE", her 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. 7 on the Plan of The Woodlands, Phase 2, of record in Book 6900, page 635,Register's Office, Davidson County, Tennessee.
>
> Being a part of the same property conveyed to Michael L. Rankin and wife, Angie W. Rankin by deed from Wellesley Builders, L.L.C. dated June 26, 1996, of record in Book 10115, page 526, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1997 and subsequent years.

This is improved property known as 5329 Windypine Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", her heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 our hands this the 30th day of June, 1997.

Michael L. Rankin

Angie W. Rankin

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BOOK 10514 PG 21

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Michael L. Rankin and wife, Angie W. Rankin**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of June, 1997.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $187,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of June, 1997.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

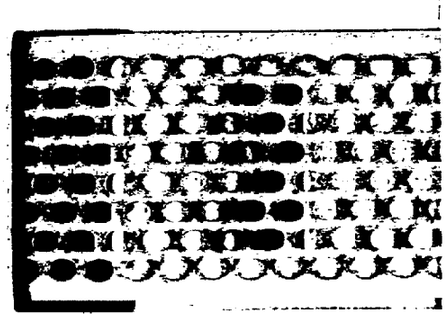
0322054

IDENTIF. & REFERENCE

97 JUL -2 AM 8:48

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9846 07/02 0101 03CHECK 700.90



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

RECEIVED OF _____

FOR _____

BOOK 10514 PG 22

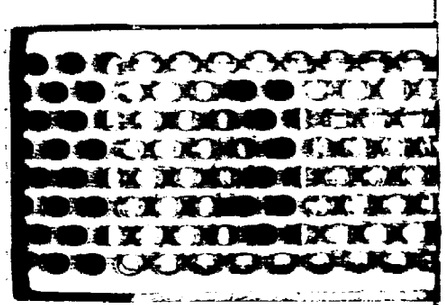
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 187000.00
CON TX 691.90
PRFEE 1.00
WDEED 8.00
TOTAL 700.90
CHECK 700.90

07/02/97 01 08:49 0001 9846

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0322054
IDENTIF. & REFERENCE

97 JUL -2 AM 8:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1169628