WARRANTY DEED

BOOK 10516 PG 190

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Scott L. Ferguson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
30th DAY OF June

Susan [illegible]
Notary Public

MY COMMISSION EXPIRES: June 21, 2000
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
CHARLES H. BEATY ATTY BPR#2282, 109 STADIUM DRIVE, HENDERSONVILLE, TENNESSEE 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SCOTT L. FERGUSON (NAME)	CENTURY MORTGAGE CORPORATION (NAME)	MAP 84-1
1208 ROSEBANK AVENUE (ADDRESS)	TWO INTERNATIONAL DR. SUITE 507 (ADDRESS)	PARCEL 161
NASHVILLE, TN 37206 (CITY) (STATE) (ZIP)	NASHVILLE, TENNESSEE 37217 (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, ELIZABETH MADELL RICE, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SCOTT L. FERGUSON, 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, being Lot No. 2 on the Plan of Rosebank Terrace, Section I, of record in Book 4885, page 190, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

SAID Lot No. 2 fronts 73.46 feet on the westerly margin of Rosebank Avenue and runs back 119.91 feet on the southerly line to a line on the rear; thence with the rear line N 59 degrees 43' 11" E 105.32 feet to a point on the southerly margin of Solon Drive; thence with the margin of said Drive, easterly 80 feet to a point; thence with a curve to the right with a 25 foot radius, 39.27 feet to a point on the margin of Rosebank Avenue.

Being the same property conveyed to Ruby Mai Peterson and Elizabeth Madell Rice, Joint Tenants with the Right of Survivorship by deed from William H. George and Wife Sarah George of record in Book 6950, page 893, Register's Office for Davidson County, Tennessee. Ruby Mai Peterson has since deceased leaving the property solely in the name of Elizabeth Madell Rice.

This conveyance is made subject to restrictive covenants of record in Book 5354, Page 903, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year, which have

CONTINUED

unimproved ( )
This is improved (X) property, known as 1208 ROSEBANK AVENUE, NASHVILLE, TN 37206
(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 30th day of June 19 97

Elizabeth Madell Rice
ELIZABETH MADELL RICE

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ELIZABETH MADELL RICE, MARRIED

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who ackn[illegible] that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at HEN[illegible], Tennessee, this 30th day of June 19[illegible]

Commission expires June 21, 2000

Susan Klin[illegible]
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

0432 07/03 0101 03CHECK 346.00

LEGAL DESCRIPTION CONTINUATION

been prorated and paid by the Grantee(s) herein.

The property being conveyed herein is not the place of residence of the Grantors and or their spouses.

0322599

IDENTIF. & REFERENCE

97 JUL -3 AM 9:04

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 10516 PG 193

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 90000.00
CON TX 333.00
PRFEE 1.00
WDEED 12.00
TOTAL 346.00
CHECK 346.00

07/03/97 01 09:03 0001 0432

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0322599
IDENTIF. ↑ REFERENCE

97 JUL -3 AM 9:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1170209