After Recording Return To:
Title Enterprises Service Co..
3354 Perimeter Hill Drive, Suite 114
Nashville, TN 37211

BOOK 10604 PG 983

----------SPACE ABOVE THIS LINE FOR RECORDING INFORMATION----------

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **MARIE T. CARTER**, (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **RONALD WEST and wife, JENNIFER WEST** (hereinafter referred to as "Grantees") their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

See Exhibit A for Property Description

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

Witness our hands this 28th day of August, 1997.

Marie T. Carter
MARIE T. CARTER

7485 09/11 0101 03CHECK 249.43

97 SEP 11 AM 9:50

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

03471 99

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **MARIE T. CARTER**, the within named bargainors, to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) named in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her/their free act and deed.

Witness my hand and official seal this 28th day of August, 1997.

Lola A. Taylor
Notary Public

My Commission Expires: 2-22-2000

LOLA A. TAYLOR
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

BOOK 10604 PG 984

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $63,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28th day of August, 1997.

Notary Public

My Commission Expires: 2-22-2000

LESLIE A. TAYLOR
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY:

Title Enterprises Service Co.
3354 Perimeter Hill Drive, Suite 114
Nashville, TN 37211

MAP AND PARCEL NUMBERS: Map 061 Group 14 Parcel 59.00

ADDRESS NEW OWNER:

Ronald & Jennifer West
1065 Horseshoe Drive
Nashville, TN 37216

SEND TAX BILLS TO:

First Nationwide

EXHIBIT A

BOOK 10604 PG 985

Land in Davidson County, Tennessee, being Lot No. 40 on the Map of Locust Grove Estates, as of record in Book 1424, page 11, Register's Office for said County and State, to which said plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Marie T. Carter by Agreed Order dated December 9, 1996 and recorded December 19, 1996 in Book 10295, page 555, Register's Office for Davidson County, Tennessee. Also acquired Book 7006, page 941, said Register's Office.

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

RECEIVED OF _____

FOR _____

BOOK 10604 PG 986

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 63900.00
MOR TX 236.43
ERR CO
MOR TX 236.43-
CON TX 236.43
PRFEE 1.00
WDEED 12.00
TOTAL 249.43
CHECK 249.43

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/11/97 01 09:53 0001 7485

034499
IDENTIFICATION REFERENCE

97 SEP 11 AM 9:50

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1196934