Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #98-1058

WARRANTY DEED

BOOK 10810 PG 241

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Scott A. Pergande, and wife, Elizabeth Pergande**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Deborah L. Rucker, an unmarried woman** , hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Ransom Place, Section Two, Phase Two of record in Book 7900, Page 526, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Scott A. Pergande, unmarried by deed from Ransom Place Homes, Inc. of record in Book 9159, Page 281, Register's Office, Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 705 Elderberry Court, Nashville, TN 37217

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 23rd day of February, 1998

Scott A. Pergande

Elizabeth Pergande

7937 02/25 0101 03CHECK 545.50

98 FEB 25 PM 4:03

REGISTER'S OFFICE REFERENCE

040951

State of Tennessee)
County of Davidson)

BK 10810 PG 242

On this the 23rd day of February, 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Scott A. Pergande and Elizabeth Pergande**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 9-29-01

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$145,000.00**.

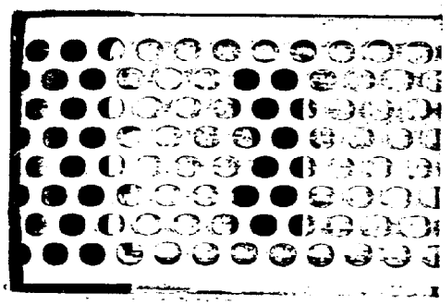
Deborah L. Rucker
Affiant

Sworn and subscribed before me on this the 23rd day of February, 1998.

Notary Public

My Commission Expires: 9-29-01

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Deborah L. Rucker	Southeastern Mortgage of TN	135-14-B-61CO
705 Elderberry Court	115 29th Avenue South	
Nashville, TN 37217	Nashville, TN 37212	



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

RECEIVED OF _____

FOR _____

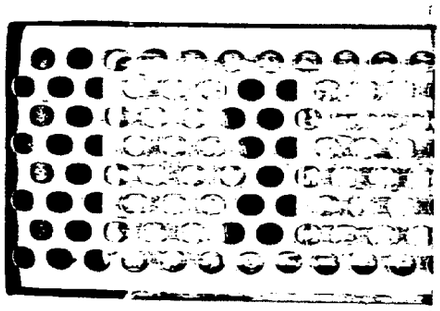
BOOK 10810 PG 243

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 145000.00
CON TX 536.50
PRFEE 1.00
WDEED 8.00
TOTAL 545.50
CHECK 545.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 7937



0404951

IDENTIF. & REFERENCE

98FEB 25 PM 4:04

REGISTER OF DEEDS
DAVIDSON COUNTY, TN

No. 1258404