BOOK 10891 PG 595

26B

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.]
[Chad D. Baus	[RIC Mortgage Company	[ ]
[Beth A. Baus	[9221 Ward Parkway	[Map 135-14-0-B]
[2141 Ransom Place	[Suite 300	[Parcel 066.00CO]
[Nashville, TN 37217	[Kansas City, MO 64114	[ ]
[This instrument prepared by: Robert J. Notestine, III, Attorney, 104 Woodmont		]
[Boulevard, Suite 115, Nashville, Tennessee 37205		98-03-5019]
[		]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Thoris T. Tabb, a single person (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto, Chad D. Baus and wife, Beth A. Baus, (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Ransom Place, Section One, 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 Thoris T. Tabb, an unmarried person by Warranty Deed from Ranson Place Homes, Inc. of record in Book 9302, page 893, said Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1998 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 2141 Ransom Place, Nashville, Tennessee 37217.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for
[this transfer is $129,000.00.

Chad D. Baus
Affiant

[Subscribed and sworn to before me this
[17th day of April, 1998.

Notary Public

[My Commission Expires: 11-24-2001

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 17th day of April, 1998.

Thoris T. Tabb

Thoris T. Tabb

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 bargainor, Thoris T. Tabb, the bargainor, with whom I am personally acquainted or proved to be the person(s) whose name(s) are subscribed to the within Warranty Deed and acknowledgment that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this day 17th of April, 1998.

NOTARY PUBLIC

My Commission Expires: 11-24-2001

0427080
IDENTIF. ↑ REFERENCE

98 APR 20 PM 4:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5750 04/20 0101 03CHECK 486.30

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

RECEIVED OF _____

FOR _____

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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 129000.00
				CON TX 477.30
				PRFEE 1.00
				WDEED 8.00
				TOTAL 486.30
				CHECK 486.30
			04/20/98 01	16:12 0001 5750

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 APR 20 PM 4:11

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

IDENTIF. ↑ REFERENCE 0427080

No. 1281893