BOOK 10980 PG 159

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June 19 98

Notary Public

MY COMMISSION EXPIRES: 12/6/98
(AFFIX SEAL)

KAREN E. RUST NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Mail

THIS INSTRUMENT WAS PREPARED BY
Wilson & Weiss Title Asso., 7100 Executive Center Dr. #150, Brentwood, TN 37027

B-0184

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lori Ann Hellmer (NAME)	NationsBanc Mortgage Corporation (NAME)	83-2-161
303 Chapel Avenue (ADDRESS)	2059 Northlake Parkway (ADDRESS)	
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Tucker, Georgia 30084 (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, Joyce Ross and Rhonda Renee Ross , both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lori Ann Hellmer , 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:

Being Lot No. 45 on the Map showing subdivision of Lots 8, 9, 10 and part of Lot No. 7 in Block "A", Lots No. 13, 14 in Block "B", all of Block "C" of the Weakley Place, as of record in Book 547, Page 12, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Being that same property conveyed to Joyce Ross and Rhonda Renee Ross by deed from David B. Gerrard of record in Book 9819, Page 206, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

98 JUN 17 AM 9:42
PAM A. HILSON REGISTER
DAVIDSON COUNTY, TN.

0451639
IDENTIF. & REFERENCE

unimproved ( )
This is improved (X) property, known as 303 Chapel Avenue, Nashville, Tennessee 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 our hand s this 15th day of June 19 98

Joyce Ross by Karen E. Rust Attny-in-fact
Joyce Ross

Rhonda Renee Ross by Karen E. Rust Attny-in-fact
Rhonda Renee Ross

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joyce Ross and Rhonda Renee Ross

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 15th day of June 19 98.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

BOOK 10980 PG 160

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this, 15tH day of June, 19 98, personally appeared before me, Karen Hoff, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Joyce Ross and Rhonda Renee Ross and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand and office, this 15th day of June, 19 98

My commission expires 7/6/99

KREIS TITLE TRUST NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

_____
Notary Public

1977 06/17 0101 03CHECK

334.90

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WARRANTY DEED

FROM

Joyce Ross and Rhonda Renee Ross

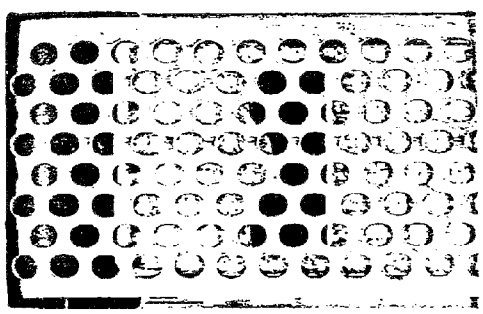
TO

Lori Ann Hellmer

RETURN TO:

Wilson & Weiss Title Asso.
7100 Executive Center Dr. #150
Brentwood, TN 37027

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



RECEIVED OF _____

FOR _____

BOOK 10980 PG 162

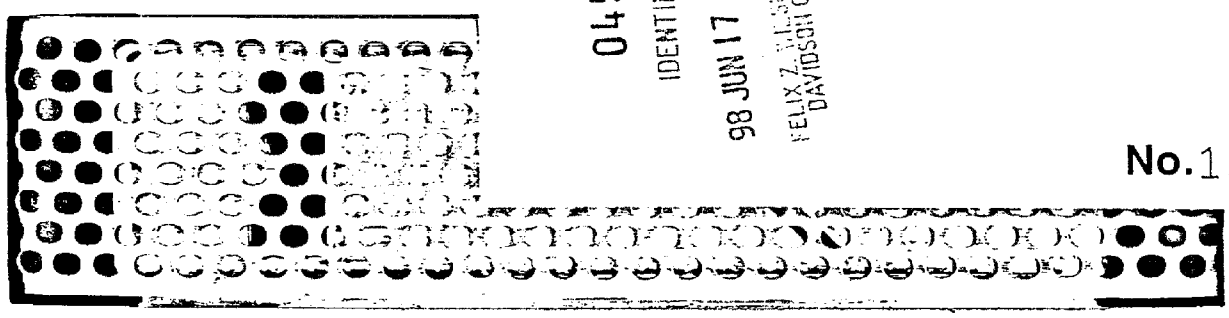
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 87000.00
CON TX 321.90
PRFEE 1.00
WDEED 12.00
TOTAL 334.90
CHECK 334.90

06/17/98 01 09:41 0001 1977

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0451639
IDENTIF. & REFERENCE
98 JUN 17 AM 9:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1307831