RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(36839)

0456322

IDENTIF. # REFERENCE

BOOK 10996 PAGE 665

THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

98 JUN 29 PM 2:41

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAP & PARCEL
60-11-A-22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 65,000.00.

Angela A. Ramsey
Affiant

Subscribed and sworn to before me this the 18th day of June, 1998.

My Commission Expires: 3/24/2001

Bobbie Carney
Notary Public

BOBBIE CARNEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:
Demetrus Ringer	CENTURY MORTGAGE CORP.
(Name)	(Name)
305 BURLWOOD COURT	TWO INTERNATIONAL DR., SUITE 500
(Street Address)	(Street Address)
NASHVILLE, TN 37206	NASHVILLE, TN 37217

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee(s)", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **SOUTHTRUST BANK, NATIONAL ASSOCIATION**, hereinafter called the "Grantor(s)", has bargained and sold, and by these presents does transfer and convey unto **DEMETRUS RINGER**, unmarried person, hereinafter called the "Grantee(s)", her 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. 27 on the Plan of Pine Ridge, Section Three, a Planned Unit Development, as of record in Book 6900, page 660, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to SouthTrust Bank, National Association by Substitute Trustee's Deed of record in Book 10789, page 72, Register's Office for Davidson County, Tennessee.

This is improved property known as: 305 Burlwood Court
Nashville, TN 37206

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee(s)", their heirs and assigns forever; and "Grantor(s)" do

covenant with the said "Grantee(s)" that they 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 "Grantor(s)" do further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee(s)", their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor(s)" has caused its name to be affixed hereto on this 18th day of June, 1998.

SOUTHTRUST BANK, NATIONAL ASSOCIATION

By: _____
JERRY W. CRIGGER
Title: Executive Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **JERRY W. CRIGGER,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executive Vice President of SouthTrust Bank, National Association, the within named bargainor, a corporation, and that as such Executive Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Executive Vice President.

Witness my hand and official seal in Nashville, Tennessee, this 18th day of June, 1998.

_____
Notary Public

BOBBIE CARNEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 3/24/2001

h:stb.WD

"OFF" 06/29 01:01 DAVIDSON 246.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10996 PAGE 667

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 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 8.00
TOTAL 249.50
CHECK 249.50

06/29/98 01 14:41 0001 7036

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0456322
IDENTIF. # REFERENCE

98 JUN 29 PM 2:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1312829