After Recording Please Return to:
SETCO
5120 Virginia Way, Suite C22
Brentwood, TN 37027

BOOK 11058 PAGE 621

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

W & I Ref: (as) Title No: 40165
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Thomas Paul Rankin Tara Lynn Zaharoff 6566 Rolling Fork Drive Nashville, Tennessee 37205	Chase Manhattan MortgageCorporation P. O. Box 11740 Monroe, Louisiana 71211-1740

TAX MAP-PARCEL NUMBERS: 129-05-016

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 202,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Malcolm Packer, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas Paul Rankin and Tara Lynn Zaharoff, both unmarried,** 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. 885 on the plan of West Meade Farms, Inc., Section XI of record in Plat Book 2331, pages 102 and 103, Register's Office for said County.

SAID Lot No. 885 fronts 152 feet on the northwesterly margin of Rolling Fork Drive and extends back between parallel lines 578 feet to a dead line in the rear.

BEING the same property conveyed to Malcolm Packer, unmarried by deed from Charles Clayton Ballantyne and spouse, Karen C. Ballantyne of record in Book 9965, Page 511, Register's Office for said County.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1998 and subsequent years; The Plan of record in Plat Book 2331, Pages 102 and 103, said Register's Office, shows an owner's certificate, a 150 foot minimum setback line from Rolling Fork Drive, amended to 130 feet by instrument of record in Book 2696, Page 570, and a 10 foot easement for public utility purposes along the rear lines of said lot.

This is improved property, known as: 6566 Rolling Fork Drive, Nashville, Tennessee 37205

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 31st day of July, 1998.

Malcolm Packer

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State of Tennessee
County of Davidson

On this 31st day of July, 1998, before me the undersigned authority, personally appeared **Malcolm Packer**, 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.

My Commission Expires: PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-200

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 202,000.00

Affiant

Sworn and subscribed before me on the 31st day of July, 1998.

Notary Public

My Commission Expires: 11/4/2001

B.T. HODGE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires November 4, 2001

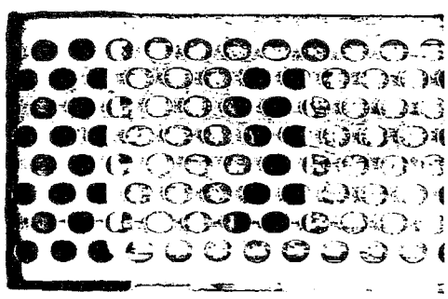
98 AUG 10 AM 10:40

REGISTER
DAVIDSON COUNTY TN.

0472828

IDENTIFICATION REFERENCE

4692 08/10 01:01 CHECK 758.40



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

RECEIVED OF _____

FOR _____

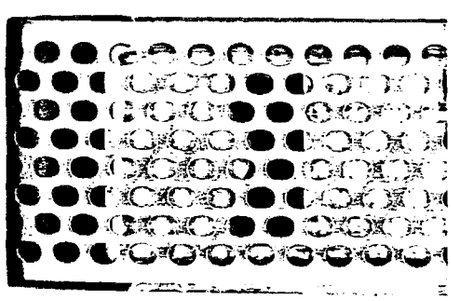
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
202000.00
CON TX 747.40
MOR TX 1.00
ERR CO
~~MOR TX 1.00~~
~~PRFEE 0.10~~
ERR CO
PRFEE 0.10-
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 758.40
CHECK 758.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0472828 IDENTIF. # REFERENCE

98 AUG 10 AM 10:40

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

08/10/98 01 10:41 0001 4692

No. 1[illegible]