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

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39-B
File #98-1739

WARRANTY DEED

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 **Jackie O. Ratliff,** and wife **Laura F. Ratliff**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ava Thomas,** , 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. 339, Phase I, on the Plan of Somerset, of record in Book 8300, Page 690 and 691, Register's Office for Davidson County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jackie O. Ratliff and wife Laura F. Ratliff by deed of record in Book 10205, page 235, RODC.

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

0494633
IDENTIF. & REFERENCE

98 OCT -1 PM 1:29
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

7979 10/01 0101 03CHECK 514.20

This is improved property, known as: 904 Seasons Court, Antioch, TN 37013

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 30th day of September, 1998

Jackie O. Ratliff
Jackie O. Ratliff

Laura F. Ratliff
Laura F. Ratliff

State of Tennessee)
County of Davidson)

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On this the 30th day of September, 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Jackie O. Ratliff and Laura F. Ratliff**, 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: 9-29-2001

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$136,000.00**.

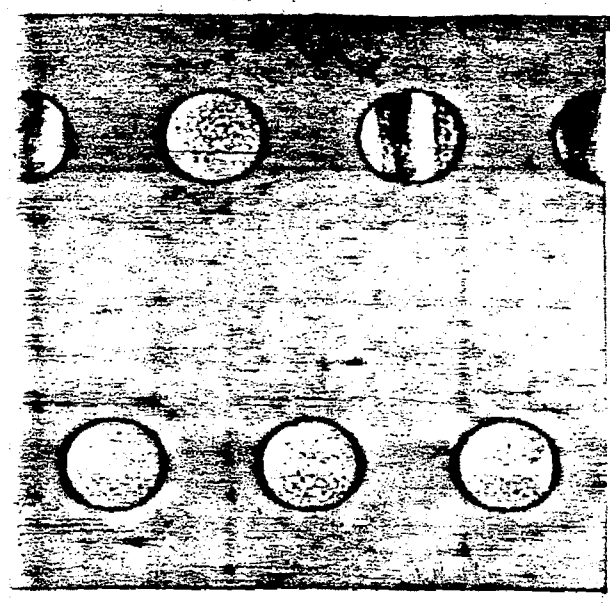
Affiant

Sworn and subscribed before me on this the 30th day of September, 1998.

Notary Public

My Commission Expires: 9-29-2001

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Ava Thomas 904 Seasons Court Antioch, TN 37013	Same	150-11-248



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11136 PAGE 360

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	136000.00
			CON TX	503.20
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	514.20
			CHECK	514.20
		10/01/98	01	13:31 0001 7979

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0494633
IDENTIF. & REFERENCE

98 OCT -1 PM 1:29
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1353270