0504389

IDENTIF. & REFERENCE

39-B
File #98-1810

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

98 OCT 27 PM 12:56

REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

BOOK 11171 PAGE 742

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 **Erica Laray Lee Ransom and spouse Darrell K. Ransom**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Walter B. Alverson, Jr., 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, TN, Being Unit No. 6 on the Plan of Revision to Units 1 thru 7, Phase Three, Clairmont, of record in Book 6050, Page 486, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Erica Laray Lee by deed of record in Book 8597, page 1 RODC, said Erica Laray Lee is now Erica L. Ransom, having since married Darrell K. Ransom, who joins in the execution of this instrument to convey any marital interest he may have in the subject property.

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

This is improved property, known as: 405 Claircrest Drive, 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 23rd day of October, 1998

Erica Laray Lee Ransom
Erica Laray Lee Ransom

Darrell K. Ransom
Darrell K. Ransom

State of Tennessee)
County of Davidson)

On this the 23rd day of October, 1998, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Erica Laray Lee Ransom and Darrell K. Ransom**, 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: **$80,000.00**.

Affiant

Sworn and subscribed before me on this the 23rd day of October, 1998.

Notary Public

My Commission Expires: 9-29-2001

8325 10/27 0101 03CHECK 307.00

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Walter B. Alverson, Jr. 405 Claircrest Drive Antioch, TN 37013	SouthTrust Mortgage 5409 Maryland Way, Ste. 100 Brentwood, TN 37027	162-1-B-6CO

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

BOOK 11171 PAGE 744

RECEIVED OF _____

FOR _____

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 80000.00
				CON TX 296.00
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 307.00
				CHECK 307.00
10/27/98	01		12:56 0001	8325

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0504389
IDENTIF. # REFERENCE

98 OCT 27 PM 12:57

BILL BOYD, REGISTER
DAVIDSON COUNTY, TN.

No. 1363506