356 BOX 1

WARRANTY DEED 11259

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$103,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **9TH DAY OF DECEMBER, 1998.**

Notary Public

MY COMMISSION EXPIRES: May 20, 2002.

AFFIX SEAL

DAVIDSON COUNTY, TENN.

Guaranty Title + Esc **THIS INSTRUMENT WAS PREPARED BY**, **2711 Murfreesboro Road, Suite 200, Antioch, TN 37013**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald L. Schuetter	**Countrywide Home Loans, Inc.**	150-5-32
(NAME) **2970 Anderson Road**	(NAME) **4500 Park Granda**	
(ADDRESS) **Nashville, TN 37217**	(ADDRESS) **Calabasas, CA 91302-1613**	
(CITY) (STATE) (ZIP)	(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, **Joan Elizabeth Ferguson and husband Brian Keith Ferguson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ronald L. Schuetter, 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:

Land in Davidson County, Tennessee, being Lot No. 341 on the Plan of Cherry Hills Section 1 of record in Plat Book 3842, Page 124, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Joan Elizabeth Ferguson and husband, Brian Keith Ferguson by deed of record in Book 8606, Page 580, Register's Office for Davidson County, Tennessee.

~~Unimproved~~ This is improved property, known as **2970 Anderson Road, Nashville, TN 37217**
(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.

0527112

IDENTIF. & REFERENCE

98 DEC 18 P1:12:58

REGISTER
DAVIDSON COUNTY, TN.

Witness **my/our hand(s)** this **9th day of December, 1998**.

Joan Elizabeth Ferguson

Joan Elizabeth Ferguson

Brian K. Ferguson

Brian Keith Ferguson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Joan Elizabeth Ferguson and wife, Brian Keith Ferguson the bargainors, 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 Nashville, Tennessee, this 9th day of December, 1998.

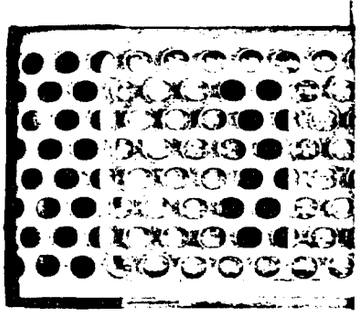
Victor Kirkland

Notary Public

Commission expires:5/26/2002

AT LARGE
DAVIDSON COUNTY, TE

2522 12/18 0101 03CHECK 392.10



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

358 _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

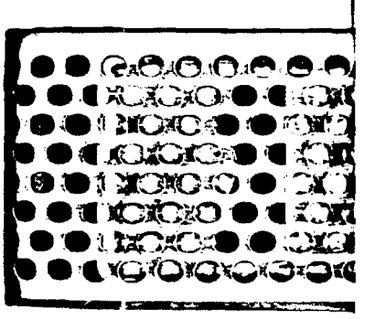
T1259

98 DEC 18 PM 12:58

05271112
IDENTIF. # REFERENCE

CASH	103000.00
CON TX	391.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	392.10
CHECK	392.10

12/18/98 01 12:58 0001 2522



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1401966