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THIS INSTRUMENT PREPARED BY:
GAIL SMITH BRADFORD, ESQ.
WYATT, TARRANT, COMBS, GILBERT & MILOM
Nashville City Center
511 Union Street
Nashville, Tennessee 37219
(615) 244-0020

13801

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel
Lee Ann Merrick 91 Valley Forge Nashville, TN 37205	Lee Ann Merrick 91 Valley Forge Nashville, TN 37205	116-8-D 91

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Ann Cook Whalley**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lee Ann Merrick**, hereinafter called the Grantee, to be her sole and individual property, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Lot No. 91, as shown on the Plan of Sugartree, Phase III, which is of record in Book 4860, Page 117-121, Register's Office for Davidson County, Tennessee, to which specific reference is here made and together with appurtenant, non-exclusive interest in the common and limited common areas as shown on said Plan and as provided in the Declaration of Covenants, Conditions and Restrictions referred to hereinbelow.
>
> Being the same property conveyed to Ann Cook Whalley by deed from Richard D. Bird, Trustee, of record in Book 5099, Page 293, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 4857, Page 157, as supplemented and amended by instruments of record in Book 4874, Page 463, Book 4911, Page 356, Book 4996, Page 126, Book 5003, Page 688 and Book 5087, Page 220, said Register's Office, and by setback lines, easements, limitations and conditions as shown on the said Plan of record.

This is improved property known as 91 Valley Forge, Nashville, Tennessee 37205.

The legal description contained herein is the same as that contained in the previous deed of record.

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, her heirs and assigns, forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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.

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WITNESS our hands this the 14th day of May, 1993.

Ann Cook Whalley
Ann Cook Whalley, Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Gail Smith Bradford, a Notary Public in and for said county and state, the within named **Ann Cook Whalley**, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained by signing her name.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of May, 1993.

My Commission Expires: March 22, 1997.

Gail Smith Bradford
NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

SEP 93 MAY 0301 03D-MEDK 1222.60

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Twenty Eight Thousand and No/100 Dollars ($328,000.00).

Lee Ann Meneed
AFFIANT

Subscribed and sworn to before me, this the 14th day of May, 1993.

My Commission expires: March 22, 1997.

Gail Smith Bradford
NOTARY PUBLIC

F:\BRAD\WHALSUGA.DED (May 13, 1993; 4:26pm)

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
328000.00
CON TX 1213.60
PRFEE 1.00
WDEED 8.00
TOTAL 1222.60
CHECK 1222.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/14/93 01 15:27 0001 3289

19801

IDENTIFICATION REFERENCE

MAY 14 3 27 PM '93

DAVIDSON COUNTY, TN

No. 651369