BOOK 9521 PG 597

[ADDRESS NEW OWNER:]	[SEND TAX BILL TO:]	[MAP-PARCEL NOS.]
[Charles T. Tate]	Same	[MAP and PARCEL]
[Joanne S. Tate]	~~Attn: Tax Dept.~~	[162-1-86]
[304 Delvin Drive]		
[Nashville, TN 37211]		

[This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park]
[2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Jeff Davis Merritt, a widower** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Charles T. Tate and Joanne S. Tate, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Addition to Southwood, of record in Book 2900, Page 65, as amended by Surveyor's Certificate of Correction of record in Book 3132, Page 491, Register's Office for said county, and being described as follows:

BEGINNING with a point in the northeasterly margin of Delvin Drive at the common corner of Lots 4 and 5; thence with the line between said two lots, 200.0 feet in a northeasterly direction to a point at the common corner of Lots 3, 4 and 5; thence with the line between Lots 3 and 4, 217.06 feet in a northwesterly direction to a point in the southeasterly margin of Brewer Drive; thence along said margin 153.20 feet in a southwesterly direction to a point which is the beginning of a curve; thence around said curve, 37.45 feet in a southeasterly direction to a point in the northeasterly margin of Delvin Drive; thence along said margin, 175.0 feet to the POINT OF BEGINNING.

BEING the same property conveyed to Jeff Davis Merritt and wife, Elsie Lucille Merritt by deed from Gaius Clem and wife, Barbara Mai Clem of record in Book 4389, Page 522, Register's Office, Davidson County, Tennessee. The said Elsie Lucille Merritt predeceased her husband leaving Jeff Davis Merritt as the surviving tenant by the entirety.

This is property with a common address of 304 Delvin Drive, Nashville, TN 37211.

4354 11/16 0101 03CHECK 268.00

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being paid by the grantors; 2) The Plan of Record in Book 2900, Page 65, said Register's office and all matters therein; 3) Surveyor's Certification of Correction appearing of record in Book 3132, Page 491, said Register's Office; 4) Restrictive Covenants of record in Book 3000, Page 363, said Register's office.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $70,000.00]
[ ]
[ ]
[Subscribed and sworn before me this 4th day of November, 1994.]
[ ]
[My Commission Expires: 10-14-96]

+ Charles T. Tate
Affiant

Lisa A. Vance
Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **4th** day of **November, 1994.**

x _____
Jeff Davis Merritt

_____ _____

_____ _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Jeff Davis Merritt, a widower** , with whom I am personally acquainted, or who 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 **4th** day of **November, 1994.**

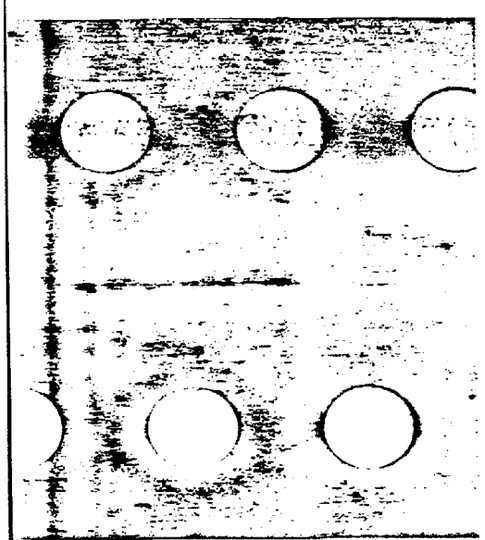
_____
Notary Public
My Commission Expires: 12-14-96

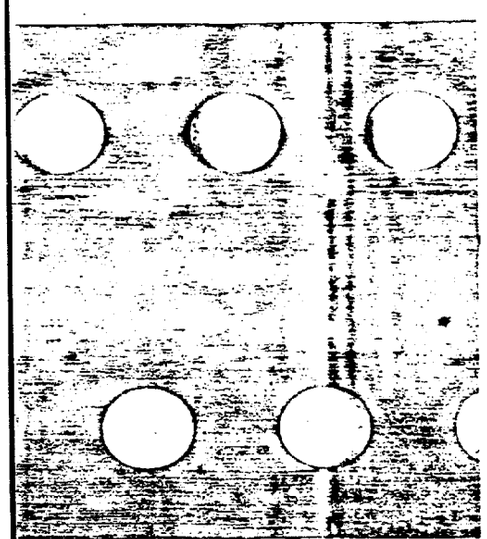
File No. 9410-386

09253
IDENTIFICATION REFERENCE

94 NOV 16 AM 9:57

FEE [illegible]
DAVIDSON COUNTY TENN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9521 PG 599

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	70000.00
CON TX	259.00
PRFEE	1.00
WDEED	8.00
TOTAL	268.00
CHECK	268.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 7 0001 4354

09253

IDENTIFICATION REFERENCE

94 NOV 16 AM 9:57

DAVIDSON COUNTY, TN.

No. 854426