This Instrument Prepared By: BOOK 10836 PG 15
Bottorff, Kavin & Cook, PLC
5110 Maryland Way, Suite 200
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Bradley C. Merrilees
5032 Meta Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Franklin American Mortgage Company
214 Overlook Court, Suite 150
Brentwood, TN 37027

MAP **161-2**
GROUP
PARCEL **160**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Barbara J. Price, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Bradley C. Merrilees and wife, Kimberly A. Merrilees**, 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. 52 on the Plan of Section Two, McMurray Place, of record in Book 5200, page 440, said Register's Office.

Said Lot No. 52 fronts 59.00 feet on the northeasterly margin of Meta Drive and extends back 173.14 feet on the northwesterly line and 178. 49 feet on the southeasterly line to a broken line in the rear, measuring 61.73 feet thereon.

Being the same property conveyed to Barbara J. Price, unmarried by deed from W. L. Bainbridge, III and wife, Josephine G. Bainbridge of record in Book 7898, page 534, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1998 and subsequent years.

This is improved property known as 5032 Meta Drive, Nashville, Tennessee 37211.

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, GRANTOR does covenants with the said "GRANTEES" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

5101 03/13 0101 03CHECK 342.

98 MAR 13 AM 10:13

0111628

IDENTIFICATION REFERENCE

WITNESS my hand this the 9th day of March, 1998.

Barbara J. Price

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Barbara J. Price, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 9th day of March, 1998.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 3/24/2001

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

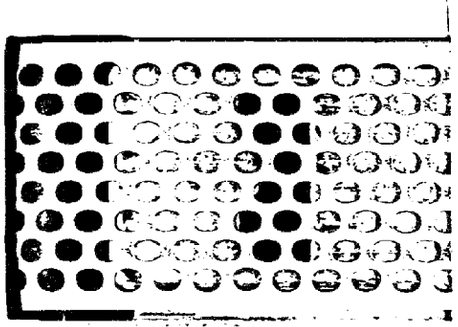
The actual value or consideration, whichever is greater, for this transfer is $90,000.00.

3-9-98
AFFIANT

Subscribed and sworn to before me on this 9th day of March, 1998.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 3/24/2001



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

RECEIVED OF _____

FOR _____

BOOK 10836 PG 17

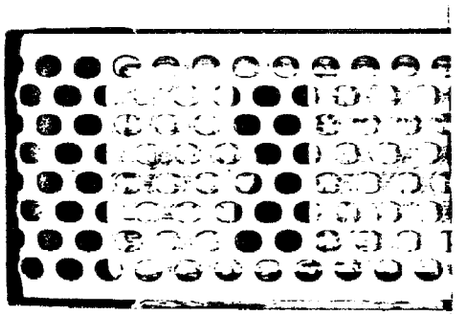
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 90000.00
CON TX 333.00
PRFEE 1.00
WDEED 8.00
TOTAL 342.00
CHECK 342.00

03/13/98 01 08:42 0001 5101

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04111628
IDENTIF. & REFERENCE

98 MAR 13 AM 8:43

No. 1265479