Pg 2

BOOK 11028 PAGE 633

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 197,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF July 19 98

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

JACQUE I. FREEMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires March 27, 1999

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steve T. Merritt (NAME)	SouthTrust Mortgage Corporation (NAME)	161-14-A-21.00CO
616 Andrew Rucker Lane (ADDRESS)	100 Brookwood Place (ADDRESS)	06DU-82615
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Birmingham, AL 35209 (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, John D. Insani and wife, Hannah R. Insani

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steve T. Merritt and wife, Mary L. Merritt

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, TN, BEING Lot No. 21 on the Plan of Phase 1 of Thrible Springs Estates, of record in Plat Book 6900, page 313, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to John D. Insani and wife, Hannah R. Insani, by deed from Byron D. Norfleet and wife, Donna H. Norfleet, of record in Book 9265, Page 307, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1998 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 6900, page 313; restrictions of record in Book 7231, page 59, of record in Book 7231, page 59, modified and amended in Book 8655, page 48; By-Laws in Book 7231, page 100; All matters shown on boundary plat in Plat Book 6900, page 312, Plat Book 7900, page 738 and Plat Book 7900, page 861; Charter of Thrible Springs Estates H.O. Association, Inc. in Book 7231, page 117 and Book 7148, page 179; Cemetary easement in Minute Book J, page 353 and Deed Book 7143, page 941; Right-of-Way reserved in Deed of record in Book 972, page 69; Dedication of common area in Book 8655, page 105; Reservation of right-of-way shown on survey of Joseph G. Petrosky Associates, Inc., dated May 22, 1985 and revised on May 19, 1986; Deed of conveyance to Metro Government in Book 7593, page 468 and Book 7593, page 503; Easement in Book 7859, page 380; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 616 Andrew Rucker Lane, Nashville, TN 37211
(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.

Witness our hand & this 9th day of July 19 98

John D. Insani

Hannah R. Insani

BOOK 11028 PAGE 634

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John D. Insani and wife, Hannah R. Insani

the bargainor S, 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 Brentwood, Tennessee, this 9th day of July, 1998.

Commission expires 3/27/99

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

My Commission Expires March 27, 1999

WARRANTY DEED

FROM

John D. Insani and wife, Hannah R. Insani

TO

Steve T. Merritt and wife, Mary L. Merritt

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

0464926

IDENTIF. ↑ REFERENCE

98 JUL 21 PM 12:34

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6206 07/21 0101 CHECK

741.75

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

RECEIVED OF _____

FOR _____

BOOK 11028 PAGE 635

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	197500.00
			CON TX	730.75
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	741.75
			CHECK	741.75
07/21/98	01		12:37 0001	6206

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0464926
IDENTIF. # REFERENCE

98 JUL 21 PM 12:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1321874