Realty 42 A

WARRANTY DEED

BOOK 11224 PAGE 580

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,500.00

Scott R. Mertie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF November 19 98

Notary Public

MY COMMISSION EXPIRES: January 29, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, Attys., 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott R. Mertie (NAME)	Southeastern Mortgage of (NAME)	171-2 A 11 CO
104 Villa View Court (ADDRESS)	115 - 29th Avenue South (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (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, Carolyn H. Waugh, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott R. Mertie and Tina M. Rogers, as tenants in common with the right of survivorship

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 Unit No. 11, Building 2 on the Plan of Brentwood Villa Condominium, Phase I, of record in Book 6900, Page 4, amended in Book 6900, page 5, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carolyn H. Waugh by deed from Radnor Homes, Inc. of record in Book 7218, Page 155, Register's Office for Davidson County, TN.

Subject to Master Deed in Book 6923, Page 943, Book 7035, Page 115; By-Laws in Book 6923, Page 986; Easement in Book 5155, Page 164; Agreement in Book 6385, Page 814; Charter in Book 6924, Page 5; all matters shown on the plan of record.

This description is the same used in the previous deed of record.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ( )
This is improved (X) property, known as 104 Villa View Court, Brentwood, TN 37027
(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 my hand this 25th day of November, 19 98

Carolyn H. Waugh
Carolyn H. Waugh
by Hugh C. Hildebrand
Attorney in Fact

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 Henry C. McCall, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledged that he is the attorney in fact for Carolyn H. Waugh and that he is authorized by Carolyn H. Waugh to execute this instrument on her behalf.

Witness my hand and official seal at Brentwood, Tennessee, this 25th day of November, 1998.

Commission expires

Notary Public

ELIZABETH J. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

05 I 7706
IDENTIF. ✦ REFERENCE

98 NOV 30 PM 1:59
[illegible] REGISTER
DAVIDSON COUNTY, TN.

2492 11/30 0101 03CHECK 482.75

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11224 PAGE 582

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	127500.00
			CON TX	471.75
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	482.75
			CHECK	482.75
		11/30/98	01	13:59 0001 2492

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05117706
IDENTIF. ↑ REFERENCE

98 NOV 30 PM 1:59

BILL GARNELL REGISTER
DAVIDSON COUNTY, TN.

No. 1377529