6C

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BOOK 11441 PG. 88

ADDRESS NEW OWNER:
Jeanne L. Merritt
301 Edgeview Drive
Nashville, Tennessee ~~37212~~ 37211 RLR

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Sunshine Mortgage Corporation
2401 Lake Park Dr., Suite 300
Smyrna, GA 30080

MAP **147-5**
GROUP
PARCEL **41.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Ruth L. Ragland, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Jeanne L. Merritt, unmarried**, hereinafter called the "GRANTEE", her 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. 227 on the Plan of Section 1, Revised Caldwell Hall, of record in Book 2900, pages 57, 58, & 59, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Ruth L. Ragland, unmarried by deed from Benjamin M. Pace, unmarried of record in Book 8540, page 390, 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 1999 and subsequent years.

This is improved property known as 301 Edgeview Drive, Nashville, Tennessee 37212. RLR

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, GRANTOR does covenants with the said "GRANTEE" 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 "GRANTEE", and her 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.

WITNESS my hand this the 14th day of April, 1999.

Ruth L. Ragland
Ruth L. Ragland

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

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ruth L. Ragland, 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 14th day of April, 1999.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $129,900.00.

by Atty in Fact

AFFIANT

Subscribed and sworn to before me on this 14th day of April, 1999.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

05 76773

99 APR 21 PM 1:21

491.63

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11441 PG. 90

0576773

99 APR 21 PM 1:21

REGISTER OF DAVIDSON CO. TN.

CAMT
129900.00
CON TX 480.63
PRFEE 1.00
MDEED 8.00
CFEE 2.00
TOTAL 491.63
CHECK 491.63

04/21/99 01 13:24 0001 5247

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1475197