WARRANTY DEED

B0499-262R

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April 19 99

Notary Public

MY COMMISSION EXPIRES: 10-31-01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 750 Old Hickory Blvd., Suite 165, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen Charlton (NAME)	Merrill Lynch Credit Corporation (NAME)	MAP 132-9
920 Cadillac Avenue (ADDRESS)	4802 Deer Lake Drive East (ADDRESS)	PARCEL 86
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	Jacksonville, FL 32246 (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, Caroline Borden, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karen Charlton, an unmarried woman

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 a portion of Lot No. 39 on the plan of Oak Hill Subdivision No. 1, of record in Book 547, Page 52, Register's Office for said County.

SAID portion of Lot No. 39, which is a corner lot, fronts 82.5 feet on the northerly margin of Caillac Avenue and fronts 313.5 feet on the easterly margin of Soper Avenue, and extends back 313.5 feet on the westerly line and 82.5 feet on the northerly line to a point of intersection.

BEING the same property conveyed to Caroline Borden, unmarried, by deed dated 5/28/93 of record in Book 8969, Page 220, Register's Office for Davidson County, Tennessee.

MAXIMUM PRINCIPLE INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS -0-

99 MAY 20 PM 3:57
BILL GARDNER
DAVIDSON COUNTY, TN REGISTER

0589586
INSTRUMENT NUMBER

unimproved ( )
This is improved (X) property, known as 920 Cadillac Avenue, Nashville, Tennessee 37204
(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 30th day of April 19 99

Caroline Borden
Caroline Borden

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CONT'D NEXT PAGE

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 Caroline Borden, Unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 30th day of April 19 99.

Commission expires 10-31-01

Notary Public

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

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 11488 PG. 122-A

0589589

IDENTIFICATION REFERENCE

99 MAY 20 PM 3:57

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

[illegible]	140000.00
CON TX	515.00
PRFEE	1.00
MTEED	8.00
CFEE	2.00
TOTAL	529.00
CHECK	529.00

05/20/99 01 16:00 0001 8824

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1463432