THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215
(615) 383-4429

FTEC File No. 16492
File Box 9B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $ 454,500.00

Walter H. Merrill
Affiant

Subscribed and sworn to before me, this 26th day of May, 1999

Notary Public

My Commission Expires: 9/23/2000

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
Mr./Mrs. Walter H. Merrill	Franklin Financial Mortgage	130-08
4413 Charleston Place Cr.	210 E. Main Street	1.00 Co.
Nashville, TN 37215	Franklin, Tn 37064	07DA45509

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, ROY C. EZELL AND WIFE, MARIAN F. EZELL,

("Grantor"), has this day bargained and sold, and does hereby transfer and convey to WALTER H. MERRILL AND WIFE, MORGAN V. MERRILL,

("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4413 Charleston Place Circle, Nashville Tennessee 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of May, 1999.

ROY C. EZELL

MARIAN F. EZELL

99 JUN -2 PM 2:55
FILED, RECORDED AND REGISTERED IN DAVIDSON COUNTY, TN.

INSTRUMENT NUMBER REFERENCE
05946623

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, ROY C. EZELL AND WIFE, MARIAN F. EZELL,

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of May, 1999.

GEORGE E. MUDTER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires:

Notary Public

WARDEED

Land in Davidson County, Tennessee, being Unit No. 7, together with the appurtenant interest in the common elements of Charleston Place Condominium, a horizontal property regime established by Master Deed, of record in Book 5965, page 880, amended in Book 6071, page 499, supplemented in Book 6122, page 319, and Book 6336, page 874, Register's Office for Davidson County, Tennessee, and being located upon Lot No. 4 on the Plan of Condominium Site Plan Charleston Place Lot Nos. 3 and 4 of record in Plat Book 5200, page 351, amended in Plat Book 5200, page 461, Register's Office for Davdison County, Tennessee.

Being the same property conveyed to Roy C. Ezell and wife, Marian F. Ezell by deed from J. Donald Jernigan, Jr. and wife, Mary Ann Jernigan of record in Book 10038, page 215, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 5965, page 880, amended in Book 6071, page 499, Book 6122, page 319 and Book 6336, page 874; (3) Easements of record in Book 7116, page 76; and (4) All matters appearing on the Plan of record in Plat Book 5200, page 461, said Register's Office.

4158 06/02 0101 03CHECK 1692.65

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 11507 PG. 341

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

CAMT	454500.00
CON TX	1681.65
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	1692.65
CHECK	1692.65

06/02/99 01 14:58 0001 4158

99 JUN -2 PH 2:55

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN

0594623

IDENTIFICATION REFERENCE

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1468682