48A
Leal

WARRANTY DEED

TERESA L. BEARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires 5-20-2003

BOOK 11531 PG. 143

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June 19 99

Notary Public

MY COMMISSION EXPIRES: 5-20-2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, P.O. Box 1369, Brentwood, TN 37024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael F. Dunham	Merrill Lynch Credit Corporation	171-03-0-B
(NAME)	(NAME)	
641 Old Hickory Boulevard #214	44802 Deer Lake Drive East	074.00CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Jacksonville, FL 32246	
(CITY) (STATE) (ZIP)	(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, Stephen W. Garton and wife, Ila Bell Garton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael F. Dunham

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. 26 on the Plan of Phase One, Section Two, Townhomes of Fredericksburg, of record in Book 9700, Page 364, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen W. Garton and wife, Ila Bell Garton by deed from Radnor Homes, Inc. of record in Book 10965, Page 428, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 10126, Page 435; Book 10224, Page 683 and corrected in Book 10294, Page 850; Book 10393, Page 11; Book 10628, Page 517 and Book 7798, Page 843; Bylaws in Book 10126, Page 489 and Book 10275, Page 959; Easements in Book 7993, Page 269; Book 7851, Page 712; Book 7358, Page 643; Book 9607, Page 431; Dedication of site drainage easement in Book 10012, Page 756; Charter in Book 10126, Page 430, and all matters shown on the Plan of Record.

unimproved ( )
This is improved (X) property, known as 641 Old Hickory Boulevard #214, 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 our hand s this 15th day of June 19 99

Stephen W. Garton

Stephen W. Garton

Ila Bell Garton

Ila Bell Garton

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 Stephen W. Garton and wife, Ila Bell Garton

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 16th day of June 19 99.

Commission expires 5-20-2003

TERESA L. BEARD NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN. My Commission Expires 5-20-2003

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

BOOK 11531 PG. 144

RECEIVED FOR REFERENCE
99 JUN 16 PM 3:18
REGISTER
WILLIAMSON COUNTY, TN.
0682 06/16 0101 CASHIER
788.00

0600682

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11531 PG. 145

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

0600682

REGISTER'S OFFICE REFERENCE

99 JUN 16 PM 3:18

REGISTER
DAVIDSON COUNTY, TN.

CAMT	210000.00
CON TX	777.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	788.00
CHECK	788.00

06/16/99 01 15:22 0001 0682

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1479281