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

BOOK 0

ADDRESS NEW OWNER:
Robert Carl Meyer
1618 Shelby Ave.
Nashville, Tennessee 37206

SEND TAX BILL TO:
Mortgagee

BOOK 11620 PAGE 677

MORTGAGEE:
FT Mortgage Companies d/b/a First Tennessee Mortgage Company, Inc.
P. O. Box 146
Memphis, TN 38101

MAP **83-14**
GROUP
PARCEL **356**

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 Dean Waggoner, as Executrix of the Last Will and Testament of Mamie Louise Miller, deceased, with full power of sale, and Ruth Dean Waggoner and Guardianship and Trusts Corporation, a Tennessee corporation, as Co-Trustees of the Miller Family Trust, under the Last Will and Testament of Mamie Louise Miller, deceased,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Robert Carl Meyer, unmarried**, hereinafter called the "GRANTEE", his 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. 20 on the Plan of Edgefield Land Company's First Addition, of record in Book 57, page 130, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Mamie Louise Miller, (widow) by deed from W.A. McWhirter and wife,Mary A. McWhirter of record in Book 4899, page 173, Register's Office for Davidson County, Tennessee; And further being the same property devised by the said Mamie Louise Miller (now deceased) by her Last Will and Testament, of record in Will Book 220, page 764, Probate Court Clerks Offices, Davidson County, Tennessee, to Ruth Dean Waggoner and Guardianship and Trusts Corporation, a Tennessee corporation, as Co-Trustees of the Miller Family Trust, under the said Last Will and Testament of Mamie Louise Miller, deceased, and in which Last Will and Testament, Ruth Dean Waggoner is named Executrix with the full power to sell the real property of the said deceased.

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 1618 Shelby Ave., Nashville, Tennessee 37206.

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, his heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his

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 our hands this the 13th day of August, 1999.

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Ruth Dean Waggoner, executrix

Ruth Dean Waggoner, Executrix

Ruth Dean Waggoner, Co-Trustee

Ruth Dean Waggoner, Co-Trustee of the Miller Family Trust under the Last Will and Testament of Mamie Louise Miller, deceased

Guardianship and Trusts Corporation, a Tennessee corporation, Co-Trustee of the Miller Family Trust under the Last Will and Testament of Mamie Louise Miller, deceased

By: Peggy C. Steele, Secretary

Peggy C. Steele, Secretary

06246689
RELEASE & REFERENCE
99 AUG 16 PM 1:02
REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ruth Dean Waggoner, as Executrix of the Last Will and Testament of Mamie Louise Miller, deceased, and as Co-Trustee of the Miller Family Trust under the said Last Will and Testament of Mamie Louise Miller, deceased**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 13th day of August, 1999.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Peggy C. Steele** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be **Secretary** of **Guardianship and Trusts Corporation, a Tennessee corporation**, the within named bargainor, a corporation, and that she as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal this 13th day of August, 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 $55,000.00.

AFFIANT

Subscribed and sworn to before me on this 13th day of August, 1999.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/23/2000

05-216 RECEIVED FOR RECORD 08/18/99 2:30 PM

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11620 PAGE 680

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

06246689

IDENTIF. & REFERENCE

99 AUG 16 PM 1:02

REGISTER
DAVIDSON COUNTY, TN.

CAMT	55000.00
CON TX	203.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	218.50
CHECK	218.50

08/16/99 01 13:02 0001 6482

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1506734