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PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (st) Title No: 41303
Dav. Co. File: Box 8

99 NOV -5 PM 2:50

06514758

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James H. Jefferson, Jr. Lisa G. Jefferson 804 Percy Warner Blvd. Nashville, TN 37205	Suntrust Bank, Nashville, NA P.O. Box 305110/7th Floor Nashville, TN 37230-5110

TAX MAP-PARCEL NUMBERS: 129-15-130

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 217,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Randall O. Ratliff, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James H. Jefferson, Jr. and spouse, Lisa G. Jefferson,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Warner Glen Subdivision of record in Plat Book 9700, Page 67, Register's Office for said County, to which Plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Randall O. Ratliff, unmarried by deed from Gillespie Builders, Inc., a Tennessee for profit Corporation, of record in Book 10531, Page 341, Register's Office for said County.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 67, said Register's Office, which Plan shows a 30 foot minimum building setback line from Percy Warner Boulevard and 50 foot easement for public utility, drainage and landscaping purposes along the rear line of said lot, with an 8-inch sewer line and manhole access lying therein; Restrictions of record in Book 3502, Page 153 along with Covenants, Conditions and Restrictions of record in Book 10000, Page 859, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Grant of underground utility easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of record in Book 9946, Page 512, said Register's Office.

This is improved property, known as: 804 Percy Warner Blvd., Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

11/05/1999 08:00 AM 29462
MORTGAGE TAX 815.75

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

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of November, 1999.

Randall O. Ratliff

State of Tennessee
County of Davidson

On this 1st day of November, 1999, before me the undersigned authority, personally appeared **Randall O. Ratliff**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

State of Tennessee
County of Davidson

My Commission Expires 7/26/2003

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 217,500.00

Affiant

Sworn and subscribed before me on the 1st day of November, 1999.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires 7/26/2003

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

06547758

99 NOV -5 PM 2:02

CAMT
217500.00
CON TX 804.75
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 815.75
CHECK 815.75

11/05/99 01 14:03 0001 8482

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1536213