Instr:200008020076331 Page: 1 OF 2
REC'D FOR REC 08/02/2000 9:08:05AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $2877.14

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $777,605.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 27th day of July, 2000.

Notary Public

My Commission Expires: 10/22/04

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**WARRANTY DEED**

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**THIS INSTRUMENT WAS PREPARED BY**

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

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ADDRESS NEW OWNER(S) AS FOLLOWS:
Mark Charles Mercy and Dorothy Joan Mercy
825 Glen Leven Drive
Nashville, Tennessee 37204

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 132-02-0-047.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas E. Radcliff and wife, Cynthia A. Radcliff** hereinafter referred to as Grantors, hereby transfers and conveys to **Mark Charles Mercy and wife, Dorothy Joan Mercy** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

A tract of land in the Seventh Civil District of Davidson County, Tennesee and within the City of Oak Hill, being a part of the land known as the Buford College Tract and described according to a copy of a survey thereof made April 10, 1946 by W.A. Blanchard, Civil Engineer, as follows:

Beginning at a stake in the westerly margin of Glen Leven Road at the northeast corner of the John Thompson (now Bond) property in a fence line; thence along said fence north 83 degrees west 500 feet to a stake; thence north 9 degrees 11' east 200 feet to a stake; thence south 83 degrees 500 feet to the westerly margin of Glen Leven Road; thence with the margin of the same south 9 degrees 11' west 200 feet to the beginning.

Being the same property conveyed to Thomas E. Radcliff and wife, Cynthia A. Radcliff by General Warranty Deed from James M. Swiggart and wife, Dorothy Ann Swiggart, etal. of

record in Book 9234, page 664 in the Register's Office for Davidson County, Tennessee. Cynthia A. Radcliff and Cynthia P. Radcliff are one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easement for Sanitary Sewer/Storm Drainage of record in Book 6137, page 769 in the Register's office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 1578, Page 276, Register's Office for Davidson County, Tennessee.

Subject to flow of creek

All other easements and restrictions of record in said Register's office.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 825 Glen Leven Drive, Nashville, Tennessee 37204.

**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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 27th day of July, 2000.

**Thomas E. Radcliff**

Cynthia A. Radcliff

**Cynthia A. Radcliff**

**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 Thomas E. Radcliff and wife, Cynthia A. Radcliff, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of July, 2000.

Notary Public

10/22/01

My Commission Expires

02194-BW