Davidson County DEEDWARR
Recvd: 10/20/00 11:42 2pgs
Fees:11.00 Taxes:991.60

20001020-0104172

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 268,000.00

V. Boyd Jeffries
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF October, 2000

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires January 26, 2002

THIS INSTRUMENT WAS PREPARED BY

Linda S. Harris & Associates, 213 Ward Circle, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: New owner	MAP-PARCEL NUMBERS
V. Boyd Jeffries (NAME)	Merrill Lynch Credit Corporation (NAME)	16-1
813 Glenavon Court (ADDRESS)	(ADDRESS)	1B
Nashville, Tennessee 37220 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	37CO

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, Warren Lewis Ratliff and wife, Elta Chian Ratliff

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO V. Boyd Jeffries and wife, M. Sue Jeffries

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, Tennessee, BEING Lot No. 107 on the Plan of Aberdeen Woods, Phase One, Section Two, a PUD, of record in Book 9700, Page 739, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Warren Lewis Ratliff and wife, Elta Chian Ratliff by deed from Zaring Homes, Inc. of record in Book 11558, page 14, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

Declaration of covenants, conditions and restrictions as contained of record in Book 10790 , page 189, Book 11303, page 555 and Book 11714, page 843 said Register's Office.

unimproved ( )
This is improved (X) property, known as 813 Glenavon Court, Nashville, Tennessee 37220
(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 16th day of October, 2000

Warren Lewis Ratliff
By: Warren Lewis Ratliff by Gaile Osburn, Atty-in-Fact
Gaile Osburn, Attorney-in-fact

Elta Chian Ratliff
By: Elta Chian Ratliff by Gaile Osburn, Atty-in-Fact
Gaile Osburn, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elta Chian Ratliff

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that (s)he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 16th day of October, 2000.

Commission expires _____

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 _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this, 16th day of October, 2000, personally appeared before me, Gaile Osburn, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of Warren Lewis Ratliff and ELTA CHIAN RATLIFF and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this 16th day of October, 2000

My commission expires 5-2-01

Notary Public