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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,567.25

x Jeff Davis Merritt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December 1969.

Percy Wilkins
Notary Public

MY COMMISSION EXPIRES: 12-17-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Percy Wilkins, Jr., Attorney, 633 Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff Davis Merritt (NAME)	Kimbrough-Kavanaugh & Associates (NAME)	5D 39906
304 Delvin Drive (STREET ADDRESS OR ROUTE NUMBER)	404 James Robertson Parkway (STREET ADDRESS)	Map 162-1
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par 86 m.o.

FOR AND IN 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, GAIUS CLEM AND WIFE, BARBARA MAI CLEM

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEFF DAVIS MERRITT and wife, ELSIE LUCILLE MERRITT

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. 4 on the Plan of Addition to Southwood, of record in Book 2900, page 65, as amended by Surveyor's Certificate of Correction of record in Book 3132, page 491, Register's Office for Said County, and being described as follows:

BEGINNING with a point in the northeasterly margin of Delvin Drive at the common corner of Lots 4 and 5; thence with the line between said two lots, 200.0 feet in a northeasterly direction to a point at the common corner of Lots 3, 4 and 5; thence with the line between Lots 3 and 4, 217.06 feet in a northwesterly direction to a point in the southeasterly margin of Brewer Drive; thence along said margin 153.20 feet in a southwesterly direction to a point which is the beginning of a curve; thence around said curve, 37.45 feet in a southeasterly direction to a point in the northeasterly margin of Delvin Drive, thence along said margin, 175.0 feet to the point of beginning.

BEING the same property conveyed to Gaius Clem and wife, Barbara Mai Clem by deed from James Harold Duke and Norma J. Duke (Newman) of record in Book 4133, page 563, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 3196, page 1, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to said grantees.

This is unimproved ( ) improved (X) property, known as 304 Delvin Drive, Nashville, Tennessee
(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 13th day of November, 1969

Gaius Clem
Gaius Clem

Barbara Mai Clem
Barbara Mai Clem

dbb

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gaius Clem and wife, Barbara Mai Clem, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 13th day of November, 1969.

Commission expires 12-12-72

Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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

WARRANTY DEED

FROM
GAIUS CLEM ET UX

TO
JEFF DAVIS MERRITT ET UX

A 64963

IDENTIF. REFERENCE

DEC 31 3 33 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC 31 69 CONV 15,567.25
DEC 31 69 S'TAX B* 40.56
DEC 31 69 PR'FEE B* .50
DEC 31 69 W'DEED B* 3.00 * 44.06

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

PERCY WILKINS JR.
ATTORNEY-AT-LAW
633 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

Rec'd
Bk'd