BOOK 4412 PAGE 911

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,359.88

Roy T. Hayes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF April, 19 70

Notary Public

MY COMMISSION EXPIRES: 5-22-72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr., Attorney, 633 Stahlman Building, Nashville, Tenn.
from information NAME furnished by the parties ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy T. Hayes (NAME)	First & Mid-South Mortgage Co. (NAME)	Map 97-9
637 Larchwood Drive (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	Par 15
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Pal

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, BENSON K. MERRITT AND WIFE, BONNIE R. MERRITT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROY T. HAYES AND WIFE, JOANNE S. HAYES

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:

BEING Lot No. 27 on the Plan of Hickory Bend, Section 7, of record in Book 3600, page 29, Register's Office for Davidson County, Tennessee, as follows:

SAID Lot no. 27 fronts 78 feet on the curving easterly side of Larchwood Drive and runs back 152.6 feet on its northeasterly line and 140.5 feet on its southwesterly line to a line at the rear measuring 49.4 feet.

BEING the same property conveyed to Benson K. Merritt by deed from Charles T. Laseter and wife, Billie C. Laseter of record in Book 4217, page 823, 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 to First & Mid-South Mortgage Co. of record in Book 4188, page 366, 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 637 Larchwood 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 8th day of April, 19 70

Benson K. Merritt
BENSON K. MERRITT

Bonnie R. Merritt
BONNIE R. MERRITT

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BENSON K. MERRITT AND WIFE, BONNIE R. MERRITT

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 2 day of April 19 70.

Commission expires 11-12-71

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 _____ 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

MAIL TO: ROBERT MERRITT ATTORNEY
2815 LEBANON RD
NASHVILLE, TENN 37214

WARRANTY DEED

FROM
BENSON K. MERRITT ET UX

TO
ROY T. HAYES ET UX

A 75366

IDENTIF. REFERENCE

APR 23 1 12 PH '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR 23 70	CONV	19,359.89			
APR 23 70	S'TAX		A*	50.44	
APR 23 70	PR'FEE		A*	.50	
APR 23 70	W'DEED		A*	3.00	* 53.94

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FELIX [illegible] JR.
ATTORNEY AT LAW
633 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201