BOOK 4529 PAGE 217

This instrument prepared by:
Richard L. Taylor
COURT SQUARE BUILDING, NASHVILLE, TENN

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John A. Merritt, Et Ux (6316) (NAME)	Same (NAME)	Map 49 Par. 75
4642 Clarksville Highway (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Twenty-Nine Thousand & NO/100ths ($29,000.00) *DOLLARS*

paid and to be paid by JOHN A. MERRITT and wife, MAXINE O. MERRITT AS FOLLOWS: $7,509.21 cash in hand paid, the receipt of which is hereby acknowledged. For remainder $21,490.79 the said John A. Merritt and wife, Maxine O. Merritt assume and agree to pay the sum of $21,490.79, representing the principal balance of a loan in the original amount of $22,600.00 dated Nov. 2, 1967, secured by deed of trust to Reau E. Folk, Jr., Trustee of record in Book 4192, page 774, Register's Office for Davidson County, Tennessee to which reference is here made.

AUG16[illegible]	CONV	29,000.00			
AUG16[illegible]	TAX		A*	75.40	
AUG16[illegible]	[illegible]EE		A*	.50	
AUG16[illegible]	DEED		A*	8.00	* 83.90

We, L. C. McMahan and wife, Inez McMahan

have bargained and sold, and by these presents do transfer and convey unto the said JOHN A. MERRITT and wife, MAXINE O. MERRITT, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 13th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by George W. Watkins, Surveyor, January 14, 1958, as follows:
Beginning at a point on the easterly margin of State Highway No. 112 (Nashville to Clarksville Highway), said point being 313 feet north of the north margin of Stevens Lane and said Highway; thence north 87 deg. 10' east 305 feet to an iron pin on the center line of Tennessee Natural Gas Line; thence north 3 deg. 50' west 120 feet to a point and iron pin; thence south 87 deg. 10' west 300 feet to an iron pin on the easterly margin of said State Highway No. 112; thence with the easterly margin of the same, southerly 120 feet to the point of beginning.

Being the same property conveyed to L. C. McMahan and wife, Inez McMahan, by deed from Willie S. Cripps and wife, of record in Book 4192, page 772, said Register's Office.

The above described property is conveyed subject to 1971 taxes, which are assumed by purchasers, the same to be pro-rated as of date hereof, and conveyed subject to Easement granted Tennessee Natural Gas Lines, Inc., by Mrs. Mattie Hogan, as of record in book 1334, page 182, and easement granted Tennessee Natural Gas Lines, by Bell Field Hogan, et al as of record in book 2538, page 469, both of Register's Office in Davidson County, Tennessee.

STATE of TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $29,000.00.

Subscribed and sworn to before me, this 12 day August, 1971.

Affiant

Notary Public

My commission expires Nov. 20, 1972.

(6316)

This is unimproved ( ) improved (X) property, known as 4642 Clarksville, Highway (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JOHN A. MERRITT and wife, MAXINE O. MERRITT, their *heirs and assigns, forever.*

And we *do covenant with the said* JOHN A. MERRITT and wife, MAXINE O. MERRITT *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.*, except as herein before set out.

And we, L. C. McMahan and wife, Inez McMahan *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* JOHN A. MERRITT and wife, MAXINE O. MERRITT, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 12th *day of* August, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

L. C. McMahan

Inez McMahan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Louise S. Cash, *a Notary Public in and for said County and State, the within named* L. C. McMahan and wife, Inez McMahan

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* 12 *day of* August, *19* 71.

Louise S. Cash, *Notary Public.*

Commission Expires 11-20-1972

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* .....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ....., *this* ..... *day of* ....., *19*.....

....., *Notary Public.*

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....
Notary Public

Commission Expires .....

WARRANTY DEED

FROM

L. C. McMahan Et Ux

TO

JOHN A. MERRITT, ET UX

B 2 6 9 4 9

IDENTIF. REFERENCE

Aug 16 10 43 AM '71

FEE $ REGISTER
DAVIDSON COUNTY, TENN.

BOOK 4529 PAGE 220

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

PROVIDENT TRUST COMPANY