BOOK 4789 PAGE 147

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James M. Wilson, etux	First Federal of Nashville	map 75-10
(NAME) 200 Tyler Drive	(NAME) Union at Fourth	Par. 73
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, Tenn. 37076	(STREET ADDRESS) Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,* and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

We, Ben Merritt and wife, Bonnie Merritt,

have this day bargained and sold, and do hereby transfer and convey unto the said James M. Wilson and wife, Mary Alice Wilson their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of Hermitage Estates, of record in Book 3300, pages 70 and 71, Register's Office for Davidson County, Tennessee, bounded as follows:

Beginning on the southerly side of Tyler Drive at the corner of Lots Nos. 126 and 127; thence with said Drive northwesterly 64 feet to a monument; thence westerly around a curve 62.8 feet to a monument in the southeasterly margin of Luree Lane; thence with said Lane southerly 132 feet; thence leaving said Lane in an easterly direction 110 feet to the common rear corner of Lots Nos. 126 and 127; thence Lortheasterly with the line of said lots 123 feet to the beginning.

Being the same property conveyed to Ben Merritt by deed from Joel L. Ferguson and wife, Patricia Matlock Ferguson, of record in Book 4690, page 375, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,500.00

Subscribed and sworn to before me, this the 15th day of FEBRUARY 1974

My commission expires: 5/10/75 (Affix Seal)

Affiant: X James M. Wilson

Notary Public: Edith Gibbons

NOTARY PUBLIC STATE OF TENNESSEE LARGE

This is unimproved ( ) improved (X) property, known as 200 Tyler Dr. (House Number) Hermitage, (Street) Tenn. P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said James M. Wilson and wife, Mary Alice Wilson their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James M. Wilson and wife, Mary Alice Wilson and their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 15th *day of* FEB, 19 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Ben Merritt

X Bonnie Merritt

This Instrument Was Prepared From Information Furnished Dewey W. Pedigo 301 Stahlman Bldg, Nashville, Tn.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, E. H. Wilkerson, a Notary Public in and for said County and State, Ben Merritt and wife, Bonnie Merritt,

the within named 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 15th day of FEB., 1974.

E. H. Wilkerson
Notary Public

Commission expires 5/10/75

E. H. WILKERSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 .....

FEB19 CONV 22,750.00
FEB19 S'TAX A* 59.02
FEB19 PR'FEE A* .50
FEB19 W'DEED A* 4.00 * 63.52

WARRANTY DEED

FROM BEN MERRITT, ET UX

TO James M. Wilson, ET UX

C-42375

IDENTIF. REFERENCE

FEB 19 10 15 AM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238