This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
Ben Merritt & wf. Bonnie R.

TO
James D. Cleveland & wf.
Linda K.

For draftsman's use

THIS INSTRUMENT PREPARED BY:
FIRST AND MID-SOUTH MORTGAGE CO.
P. O. BOX 2568
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Cleveland (NAME)	First & Mid-South Mortgage Co (NAME)	73-7
2805 Donna Hill Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2568 (STREET ADDRESS)	130
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

C73581

IDENTIF. REFERENCE T

OCT 2 3 31 PM '74

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 24,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1 DAY OF October 1974

Notary Public

MY COMMISSION EXPIRES: 4-8-78

(AFFIX SEAL)

For and in Consideration of the sum of --------TEN AND NO/100----------

----------($10.00)---------- DOLLARS

cash in hand paid by JAMES D. CLEVELAND AND WIFE, LINDA K. CLEVELAND, and other good and valuable considerations receipt of which is hereby acknowledged,

BEN MERRITT AND WIFE, BONNIE R. MERRITT have bargained and sold, and by these presents do transfer and convey unto the said JAMES D. CLEVELAND AND WIFE, LINDA K. CLEVELAND 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. 302, on the Plan of Sunset View, Section 2, as of record in Book 2663, page 52, Register's Office for said County,

SAID Lot No. 302 fronts 107 feet on the northerly side of Donna Hill Drive and runs back 217.8 feet on the easterly line and 130 feet on the westerly line to a rear line on which it measures 138.3 feet.

BEING the same property conveyed to Ben Merritt by deed from Robert E. Fisher and wife, Joyce D. Fisher, of record in Book 4147, page 612, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to the Plan of record in Book 2663, page 52, said Register's Office, shows an owner's certificate, an 80-foot minimum building setback line from Donna Hill Drive and a 10-foot easement for public utility purposes along the northeasterly rear line of said lot. Restrictive covenants contained in instrument of record in Book 2752, page 594, Register's Office for Davidson County, Tennessee.

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This is {unimproved / improved} property, known as 2805 Donna Hill Drive, Nashville, TN 37214
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said JAMES D. CLEVELAND and wife, LINDA K. CLEVELAND their heirs and assigns, forever.

And we do covenant with the said JAMES D. CLEVELAND and wife, LINDA K. CLEVELAND 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 of record.

And we, BEN MERRITT and wife, BONNIE R. MERRITT do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said JAMES D. CLEVELAND AND WIFE, LINDA K. CLEVELAND their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 1 day of October, 1974

Ben Merritt

Bonnie R. Merritt

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 Ben 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 1 day of October, 1974

Martha B. Hall, Notary Public

MARTHA B. HALL NOTARY PUBLIC TENN. DAVIDSON COUNTY

Commission expires 4-8-78

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

OCT-2 CONV 24,500.00
OCT-2 S'TAX A* 63.70
OCT-2 PR'FEE A* .50
OCT-2 W'DEED A* 4.00 * 68.20

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 .....