File: First & Mid-South

BOOK 4858 PAGE 300

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Ben Merritt and wife, Bonnie R.
Merritt d/b/a Ben Merritt Construction Co.

TO

Eddie F. Wheeler and wife,
Carol A. Wheeler

For draftsman's use

THIS INSTRUMENT PREPARED BY:
FIRST AND MID-SOUTH MORTGAGE CO.
P. O. BOX 2563
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eddie F. Wheeler (NAME)	First and Mid-South Mortgage Co. (NAME)	Map 64-16
4764 Cascade Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2568 (STREET ADDRESS)	Par. 7
Old Hickory, Tenn. 37138 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

C74058

IDENTIF. REFERENCE

OCT 8 9 42 AM '74

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 34,550.00

Affiant EDDIE F. WHEELER

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF October 1974

Martha Graham
Notary Public

MY COMMISSION EXPIRES: April 8, 1978

(AFFIX SEAL)

For and in Consideration of the sum of TEN DOLLARS AND NO/100---------- ----------($10.00)----------DOLLARS cash in hand paid by EDDIE F. WHEELER and wife, CAROL A. WHEELER, 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 EDDIE F. WHEELER AND WIFE, CAROL A. WHEELER

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. 277 on the Plan of Sherwood Forest Subdivision, Section 4, as of record in Book 4460, pages 182 and183, Register's Office for said County.

SAID Lot No. 277 fronts 90.0 feet on the westerly side of Cascade Drive and runs back 210.81 feet on the southerly line and 214.25 feet on the northerly line to a rear line on which it measures 65.66 feet.

BEING part of the same property conveyed to Ben Merritt and wife, Bonnie R. Merritt d/b/a Ben Merritt Construction Company, by deed from Miller Kimbrough, Trustee, of record in Book 4793, page 538, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to the Plan of record in Book 4460, pages 182 and 183, Register's Office , which shows an owner's certificate, a 30-foot minimum building setback line from Cascade Drive and a 60-foot, more or less, easement for public utility and drainage purposes along the rear line of said lot. Restrictive covenants of record in Book 4704, page 448, Register's Office for Davidson County, Tennessee.

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This is {unimproved / improved (X)} property, known as 4764 Cascade Drive, Old Hickory, Tennessee 37138
(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 EDDIE F. WHEELER AND WIFE, CAROL A. WHEELER their heirs and assigns, forever.

And we do covenant with the said EDDIE F. WHEELER, AND WIFE, CAROL A. WHEELER 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 EDDIE F. WHEELER, and wife, CAROL A. WHEELER heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 7th day of October, 1974

Ben Merritt
BEN MERRITT

Bonnie R. Merritt
BONNIE R. MERRITT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Martha B. Hall, a Notary Public in and for said County and State, the within named Ben Merritt and wife, Bonnie R. Merritt

the bargainor s, 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 7th day of October, 19 74

Martha B. Hall
Notary Public.

MARTHA B. HALL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires 4-8-78

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 .....,

OCT-8 CONV 74,550.00
OCT-8 STAX A* 89.70
OCT-8 PRTFEE A* .50
OCT-8 RECFEE A* 1.00

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 .....