BOOK 4859 PAGE 407

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM
Ben Merritt & wf. Bonnie R. Merritt, d/b/a Ben Merritt Construction Company

TO
Clifford D. Adkins and wife, Linda L. Adkins

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
Clifford D. Adkins (NAME)	First & Mid-South Mortgage Co. (NAME)	
4840 Catskill Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2568 (STREET ADDRESS)	65-5
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	46 PW

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

OCT 11 11 44 AM '74

FELIX Z. H. SCRUGGS, REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 32,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF October, 19 74

Notary Public

MY COMMISSION EXPIRES: 4-8-78

(AFFIX SEAL)

C74548

For and in Consideration of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- DOLLARS
cash in hand paid by CLIFFORD D. ADKINS and wife, LINDA L. ADKINS, and other good and valuable considerations receipt of which is hereby acknowledged,

BEN MERRITT AND WIFE, BONNIE R. MERRITT, d/b/a Ben Merritt Construction Company have bargained and sold, and by these presents do transfer and convey unto the said CLIFFORD D. ADKINS and wife, LINDA L. ADKINS

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. 462, on the Plan of Sherwood Forest, Section 4, of record in Book 4460, pages 182 and 183, Register's Office for said County.

SAID Lot No. 462 has frontages of 90.00 feet on the northerly side of Catskill Drive and 81.09 feet on the westerly side of Sierra Drive connected by a 25 foot radius curve with length of 37.84 feet, and said lot runs back 138.73 feet on its broken westerly line and 137.65 feet on its northerly line to a point at the rear.

BEING part of the same property conveyed to Ben Merritt and wife, Bonnie R. Merritt dba BEN MERRITT CONSTRUCTION COMPANY, by deed from Miller G. Kimbrough, Jr., with full power, of record in Book 4799, page 423, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject tothe Plan of record in Book 4460, pages 182 and 183, said Register's Office, shows an owner's certificate, a 30 foot minimum building setback line from Catskill Drive and a 20 foot minimum setback line from Sierra Drive and a 10 foot easement for publit utility and drainage purposes along the broken westerly line of said lot; and shows approximately 20 feet along the Sierra Drive, frontage of Lot No. 462 lying in Wilson County, Tennessee. Restrictive Covenants contained in instrument 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 4840 Catskill Drive, Hermitage, TN 37076
(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 CLIFFORD D. ADKINS and wife, LINDA L. ADKINS their heirs and assigns, forever.

And we do covenant with the said CLIFFORD D. ADKINS and wife, LINDA L. ADKINS 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, d/b/a BEN MERRITT CONSTRUCTION COMPANY do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said CLIFFORD D. ADKINS AND WIFE, LINDA L. ADKINS their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 11 day of October, 19 74

Ben 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 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 11 day of October, 19 74

MARTHA B. HALL NOTARY PUBLIC DAVIDSON COUNTY

Martha B. Hall, Notary Public

Commission expires 4-8-78

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, OCT 11 '74 CONV 32,450.00
OCT 11 '74 STAX A* 84.24
OCT 11 '74 RFEE A* .50
OCT 11 '74 DEED A* 4.00 * 88.74
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