BOOK 4919 PAGE 495 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF June 19 75

Notary Public

MY COMMISSION EXPIRES: April 8, 1978

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
First and Mid-South Mortgage Co., P, O. Box 2568, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS W. SMITH (NAME)	First and Mid-South Mtge. Co. (NAME)	
4773 Cascade Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2568 (STREET ADDRESS)	64-12
Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	2.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ben Merritt and wife, Bonnie R. Merritt d/b/a Ben Merritt Construction Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS W. SMITH and wife, BRENDA C. SMITH

HEREINAFTER CALLED THE GRANTEES, 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. 320, on the Plan of Sherwood Forest, Section 4, as of record in Book 4460, pages 182 and 183, Register's Office for said County.

SAID Lot No. 320 fronts 85.05 feet on the easterly side of Cascade Drive and runs back 215.00 feet on the northerly line and 175.86 feet on the southerly line to a rear line on which it measures 83.90 feet.

BEING 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 4799, page 423, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to an owner's certificate, a 30-foot minimum building setback line from Cascade Drive, a 10-foot easement for public utility purposes along the rear line of said lot, and a 5-foot easement for public utility purposes along the front line of said lot. Restrictive Covenants contained in instrument of record in Book 4704, page 448, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 4773 Cascade Drive, Old Hickory, Tennessee 37138
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 4th day of June 19 75.

Ben Merritt

Bonnie R. Merritt

STATE OF TENNESSEE
Davidson County

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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 4th day of June 19 75

Commission expires 4-8-78

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

TO

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IDENTIF. REFERENCE

JUN 6 9 55 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN-6 75	CONV	35,100.00				
JUN-6 75	S'TAX		A*	91.26		
JUN-6 75	PR'FEE		A*	.50		
JUN-6 75	W'DEED		A*	4.00	*	95.76