# WARRANTY DEED

BOOK 4959 PAGE 601

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| THOMAS B. STEVENS | FIRST AND MID-SOUTH MTGE.CO | 75-4-201 |
| (NAME) | (NAME) | |
| 4775 Trenton Drive | P. O. Box 2568 | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Hermitage, TN 37076 | Nashville, TN 37219 | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

Prepared by - Title, First & Mid South Mtge. Co.

*FOR AND IN CONSIDERATION of the sum of* ----------TEN AND NO/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by THOMAS B. STEVENS and wife, MARY ELLEN STEVENS, 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 this day bargained and sold, and do hereby transfer and convey unto the said*

THOMAS B. STEVENS AND WIFE, MARY ELLEN STEVENS

their (successors), *heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

LAND in Davidson County, Tennessee, being Lot No. 448 on the Plan of Tulip Grove, Section 7, as of record in Book 4300, page 186, Register's Office for said County.

SAID Lot No. 448, being a corner lot, has frontages of 119.82 feet on the southerly side of Phoenix Drive and 95.04 feet on the westerly side of Trenton Drive connected by a 25 foot radius curve with length 39.27 feet and runs back 120.04 feet on the westerly line and 144.82 feet on the southerly line to a point at the rear.

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 4822, page 898, 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 Trenton Drive and a 20 foot minimum building setback line from Phoenix Drive and a 10 foot easement for public utility purposes along the southerly and westerly line of said lot.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 38,900.00

Subscribed and sworn to before me, this the 7th day of October 19 75

Affiant Thomas B. Stevens

My commission expires: 4-8-78 (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 4775 Trenton Drive, Hermitage, TN 37076
(House Number) (Street) 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*

THOMAS B. STEVENS and wife, MARY ELLEN STEVENS

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 of record.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* THOMAS B. STEVENS and wife, MARY ELLEN STEVENS

(successors), *heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 7th *day of* October, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ben Merritt

Bonnie R. Merritt

Ben Merritt

Bonnie R. Merritt

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ben Merritt and wife, Bonnie R. Merritt

the within named 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 75.

Martha B. Hall
Notary Public

Commission expires 4-8-78

MARTHA B. HALL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 ...

WARRANTY DEED

FROM

TO

OCT-8 75 CONV 36,900.00
OCT-8 75 S'TAX A* 95.94
OCT-8 75 PR'FEE A* .50
OCT-8 75 W'DEED A* 4.00 * 100.44

D 19063

...FERENCE

OCT ... 8 33 AM '75

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE