Prepared by: First & Mid-South Mtg. Co
P.O. Box 2568
Nashville, TN

BOOK 4982 PAGE 39

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roy A. Williams, et ux	FIRST AND MID-SOUTH MORTGAGE CO.	75-4-203
(NAME)	(NAME)	
4771 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)	

FOR AND IN CONSIDERATION of the sum of TEN and NO/100----------

---------($10.00)---------- *Dollars,*
cash in hand paid by ROY A. WILLIAMS and wife, KATHLEEN R. WILLIAMS, and other good and valuable considerations, receipt of which is hereby acknowledged,

BEN MERRITT and wife, BONNIE R. MERRITT, d/b/a/ Merritt Construction Company

have this day bargained and sold, and do hereby transfer and convey unto the said
ROY A. WILLIAMS and KATHLEEN R. WILLIAMS,

their *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 446, on the Plan of Tulip Grove, Section Seven, of record in Book 4300, page 186, Register's Office for said county.

Said Lot No. 446 being a corner lot, has frontages of 130.62 feet on the westerly side of Trenton Drive and 100.0 feet on the northerly side of Phoenix Drive connected by a 25-foot radius curve with length 39.27 feet and runs back 101.26 feet on the westerly line and 106.0 feet on the northerly 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/ 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 Phoenix Drive and a 20 foot minimum building setback line from Trenton Drive, and a 10 foot easement for public utility and drainage purposes along the westerly and northerly line of said lot, and a 2 1/2 x 25 foot utility anchor easement located on the southwesterly corner of said lot. Restrictive covenant contained in instrument of record in book 4639, page 267, said Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater for this transfer is $ 33,900.00

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

Affiant

My commission expires: April 8, 1978
(Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (x) property, known as 4771 Trenton Drive, (House Number) (Street) Hermitage, P. O. Address: Tennessee 37076 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said
ROY A. WILLIAMS and wife, KATHLEEN R. WILLIAMS,

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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* ROY A. WILLIAMS and KATHLEEN R. WILLIAMS

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

Witness Our hand s this 19th day of December, 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
BEN MERRITT

Bonnie R. 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,* Ben Merritt and wife, Bonnie R. Merritt

the within named 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* 19th *day of* December, *19* 75.

Martha B. Hall
Notary Public

Commission expires April 8, 1978

MARTHA B. HALL NOTARY PUBLIC DAVIDSON COUNTY

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 .....

Rec'd 3 mail
Mailed Sandy

DEC 22 75 CONV 33,900.00
DEC 22 75 S'TAX B* 88.14
DEC 22 75 PR'FEE B* .50
DEC 22 75 W'DEED B* 4.00 * 92.64

WARRANTY DEED

FROM

TO

D 2 9 4 1 4

IDENTIFICATION REFERENCE

DEC 22 3 56 PM '75

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238