This Form furnished by Attorneys Title Company, Inc.

BOOK 4906 PAGE 431

Form No. WD-2

FROM

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

TO

Paul M. Johnson,Sr. Et Ux

RETURN TO
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

For draftsman's use

This instrument prepared by
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul M. Johnson,Sr. (NAME)	First and Mid-South Mortgage Co. (NAME)	75-4
4795 Trenton Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2568 (STREET ADDRESS)	221
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

D35888 T IDENTIF. REFERENCE

FEB 12 1 03 PM '76

FELIX J. DeMONBREUN REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$41,900.00 Ruth A. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF February 1976.

Notary Public

MY COMMISSION EXPIRES: 2-19-78

(AFFIX SEAL)

For and in Consideration of the sum of ----------TEN AND NO/100----------

----------($10.00)---------- **DOLLARS**

cash in hand paid by PAUL M. JOHNSON,SR. and wife, RUTH A. JOHNSON, 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**

PAUL M. JOHNSON,SR. and wife, RUTH A. JOHNSON

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. 495 on the Plan of Tulip Grove, Section Nine of record in Book 4675, Page 135, Register's Office for said County.

SAID Lot No. 495 fronts 90.0 feet on the westerly side of Trenton Drive and runs back 220.10 feet on the northerly line and 292.75 feet on the broken southerly line to a rear line on which it measures 135.26 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 4901, Page 89, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the plan of record which shows an owner's certificate, a 30-foot minimum building setback line from Trenton Drive, and a easement for public utility and drainage purposes across the rear portion of said lot, and a 2 1/2 x 25-foot utility anchor easement located on the northeasterly corner of said lot; restrictions of record in Book 4846, Page 924, said Register's Office.

WD-2

This is unimproved (x) improved ( ) property, known as 4795 Trenton Drive (House Number) (Street) Hermitage (P. O. Address: City or Town) 37076 (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 PAUL M. JOHNSON,SR. and wife, RUTH A. JOHNSON their heirs and assigns, forever.

And we do covenant with the said PAUL M. JOHNSON,SR. and wife, RUTH A. JOHNSON 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 PAUL M. JOHNSON,SR. and wife, RUTH A. JOHNSON/their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 12th day of February, 19 76

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, 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 12th day of February, 19 76

Maxine Boswell
Notary Public.

Commission expires August 21, 1976

MAXINE BOSWELL NOTARY PUBLIC DAVIDSON

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 .....

FEB 12 CONV $1,900.00
FEB 12 STAX B* 108.94
B* .50

Witness my hand and seal, at office in .....,
this ..... day of ....., 19.....

....., Notary Public.

Commission expires .....