BOOK 5014 PAGE 275

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

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

TO

Phillip T. Parker Et

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
Phillip T. Parker (NAME)	First and Mid-South Mortgage Company (NAME)	75-4-
4791 Trenton Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2568 (STREET ADDRESS)	222
Hermitage, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

INCOME REFERENCE

APR 12 8 57 AM '76

REGISTER
DAVIDSON CO. TENN.

D44144

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 40.25 Phillip T. Parker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF April 19 76

Notary Public

MY COMMISSION EXPIRES: August 21, 1976

(AFFIX SEAL)

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

----------$10.00)---------- DOLLARS cash in hand paid by PHILLIP T. PARKER and wife, DONNA F. PARKER, 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

PHILLIP T. PARKER and wife, DONNA F. PARKER

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. 494 on the Plan of Tulip Grove, Section Nine as of record in Book 4675, Page 135, Register's Office for Davidson County, Tennessee.

SAID Lot No. 494 fronts 90 feet on the westerly side of Trenton Drive and extends back 170.51 feet on the northerly line and 220.10 feet on the southerly line to a dead line measuring 137.01 feet thereon.

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 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 easement for public utility purposes and drainage along the rear line of said lot; a 2.5 x 25-foot utility anchor easement located on the southeast front corner of said lot; restrictions of record in Book 4846, Page 924, said Register's Office.

CO 40.25 CC	MO
WD 40.25	MS
TD	ST 104.52
CC	ST
MR	PF .50
UCC	TOTAL 105.02

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This is unimproved ( ) improved (X) property, known as 4791 Trenton Drive
(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 PHILLIP T. PARKER and wife, DONNA F. PARKER their heirs and assigns, forever.

And we do covenant with the said PHILLIP T. PARKER and wife, DONNA F. PARKER 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 PHILLIP T. PARKER and wife, DONNA F. PARKER, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 2nd day of April, 19 76

BEN MERRITT CONSTRUCTION COMPANY

BY: [signature]
BEN MERRITT

[signature]
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 d/b/a Ben Merritt Construction Company 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 Nasnville Tennessee, this 2nd day of April, 19 76

[signature], Notary Public.

Commission expires August 31, 1976.

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 .....