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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Ben Merritt Et Ux d/b/a
Ben Merritt Construction Co.

TO

Bernard L. Hardy,Jr. Et Ux

For draftsman's use

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

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
Bernard L. Hardy,Jr. (NAME)	First and Mid-South MOrtgage Co (NAME)	75-8
701 Frankfort Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2568 (STREET ADDRESS)	158
Hermitage, Tennessee (CITY) (STATE) 37076 (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

T
IDENTIF. REFERENCE

Jul 15 12 05 PM '76

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

D 058572

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$37,800.00 Bernard L Hardy Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF July 1976.

Notary Public

MY COMMISSION EXPIRES: August 2nd, 1976

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY

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

----------($10.00)---------- **DOLLARS** cash in hand paid by BERNARD L. HARDY,JR. and wife, KAREN M. HARDY, 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 Co.

have bargained and sold, and by these presents do transfer and convey unto the said

BERNARD L. HARDY,JR. and wife, KAREN M. HARDY

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. 531 on the Plan of Tulip Grove, Section Nine, of record in Plan Book 4675, Page 135, Register's Office for said County, described as follows:

BEGINNING on the northeasterly margin of Atlanta Drive at the corner of Lots Nos. 531 and 532; thence with the line between said two lots northeasterly 105.24 feet; thence south 57° 58' east 136.70 feet to the northerly margin of Frankfort Drive; thence with the same southwesterly 155 feet to the beginning of a curve; thence around said curve northwesterly 38.23 feet to the easterly margin of Atlanta Drive; thence with the same northwesterly 119.04 feet to the beginning.

BEING the same property conveyed to Ben Merritt and wife, Bonnie R. Merritt d/b/a Ben Merritt Construction Co., by deed from Miller Kimbrough, Trustee of record in Book 4999, Page 923, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the planof record which shows an owners certificate, a 30-foot minimum building setback line from Atlanta Drive and 20-foot from Frankfort Drive and a 10-foot easement for public utility and drainage purposes along the northwesterly and northeasterly lines of said lot, and a 2.5 x 25 foot utility anchor easement located on the northwest corner of said lot, and a 3 x 15 foot utility anchor easement located on the southwest corner of said lot, and a easement for overhang across southwesterly portion of said lot; restrictions of record in Book 4846, Page 924, Register's Office for Davidson County, Tennessee.

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This is unimproved ( ) improved (X) property, known as 701 Frankfort 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 BERNARD L. HARDY, JR. and wife, KAREN M. HARDY their heirs and assigns, forever.

And we do covenant with the said BERNARD L. HARDY, JR. and wife, KAREN M. HARDY 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 Co. do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said BERNARD L. HARDY, JR. and wife, KAREN M. HARDY, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 1st day of July, 1976

BEN MERRITT CONSTRUCTION CO.

BY: Ben Merritt
BEN MERRITT

BY: 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 1st day of July, 19 76

Maxine Boswell
Notary Public

MAXINE BOSWELL ★ NOTARY PUBLIC ★

Commission expires August 21, 1976

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, JUL 15 CONV 37,800.00, a Notary Public of the State and County aforesaid, personally appeared TAX 98.29, with whom I am personally acquainted, and who, upon oath, acknowledged FEE .50 self to be of the RCRDD 4.00 102.78, 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.