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

Stephen A. Maynard Et Ux

For draftsman's use

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

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen A. Maynard (NAME)	First and Mid-South Mortgage Co. (NAME)	75-8
685 Atlanta Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2568 (STREET ADDRESS)	157
Hermitage, Tennessee 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

IDENTIF. REFERENCE

FILED FOR REGISTER'S USE
JUL 15 1 32 PM '76
FELIX A. ELLIS, REGISTER
DAVIDSON COUNTY, TENN.

D58603

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$34,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June, 1976

Notary Public

MY COMMISSION EXPIRES: 1-31-[illegible]

(AFFIX SEAL)

CLYDE PAUL HOLLAND ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN.

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

----------($10.00)---------- DOLLARS cash in hand paid by STEPHEN A. MAYNARD and wife, MARY S. MAYNARD, 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

STEPHEN A. MAYNARD and wife, MARY S. MAYNARD

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. 532 on the Plan of Tulip Grove, Section 9, of record in Plan Book 4675, Page 135, Register's Office for said tounty.

Said Lot No. 532 fronts 100 feet on the easterly margin of Atlanta Drive and extends back 105.24 feet on the southerly line and 166.57 feet on the northerly line to a dead line, which is a broken line, in the rear, measuring 160.83 feet thereon.

BEING part of 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 plan of record which shows an owner's certificate, a 30-foot minimum building setback line from Atlanta 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 and southwest front corners 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 (X) improved property, known as 685 Atlanta Drive (House Number) (Street) Hermitage (City or Town) 37076 (Postal Zone) P. O. Address:

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said STEPHEN A. MAYNARD and wife, MARY S. MAYNARD their heirs and assigns, forever.

And we do covenant with the said STEPHEN A. MAYNARD and wife, MARY S. MAYNARD 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 STEPHEN A. MAYNARD and wife, MARY S. MAYNARD/their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 22nd day of June, 1976

BEN MERRITT CONSTRUCTION CO.

BY: 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 22nd day of June, 19 76

Maxine Boswell Notary Public

Commission expires August 21, 1976

MAXINE BOSWELL * 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 .....

JUL 15 CONV 34,500.00
JUL 15 STAX B* 89.70
JUL 15 RFEE B* 50
JUL 15 MTGD B* 4.00 * 94.20

Witness my hand and seal, at office in .....,

this ..... day of ....., 19.....

....., Notary Public.

Commission expires .....