This instrument prepared by

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

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

BOOK 5056 PAGE 323

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF August, 19 76.

Notary Public

MY COMMISSION EXPIRES: 1-30-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Buddy Gene Emmons (NAME)	First and Mid-South Mortgage Co. (NAME)	78-8
4852 Concord Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2568 (STREET ADDRESS)	155
Hermitage, Tn. 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BEN MERRITT and wife, BONNIE R. MERRITT d/b/a Ben Merritt Construction Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BUDDY GENE EMMONS and wife, PEGGY HIX EMMONS

HEREINAFTER CALLED THE GRANTEES, 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. 534 on the Plan of Tulip Grive, Section Nine of record in Plan Book 4675, Page 135, Register's Office for said County.

SAID Lot No. 534 fronts 90 feet on the easterly side of Concord Drive and extends back 175.31 feet on the northerly line and 206.76 feet on the southerly line which is a broken line measuring 125 feet thereon.

Being the same property conveyed to Ben Merritt and wife, Bonnie R. Merritt d/b/a Ben Merritt Construction Company be deed from Miller Kimbrough, Trustee, of record in Book 5012, Page 564, Register's Office for Davidson County, Tennessee.

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This conveyance is made subject to the Plan of record in Book 4675, said Register's Office which shows an owner's certificate a 30 foot minimum setback line from Concord Drive and a 10 foot easement for public utility and drainage purposes along the easterly line and part southwest front corner of said lot; and restrictive covenant contained in instrument of record in Book 4846, Page 924, Register's Office in said County.

This is ( ) unimproved (X) improved property, known as 4852 Concord Drive, Hermitage, Tennessee 37076
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 3rd day of August, 19 76

BEN MERRITT

BONNIE R. MERRITT

STATE OF TENNESSEE
Davidson County

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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 bargainor S, 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 3rd day of August 19 76

Commission expires 1-31-78

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__

My commission expires _____

Notary Public

WARRANTY DEED

FROM
BEN MERRITT & wife, BONNIE R. MERRITT

d/b/a Ben Merritt Construction

TO
BUDDY GENE EMMONS and wife,

PEGGY HIX EMMONS

D 62779

IDENTIF. REFERENCE

AUG 11 10 25 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 11 76	CONV	41,900.00			
AUG 11 76	S'TAX		B*	108.94	
AUG 11 76	PR'FEE		B*	.50	
AUG 11 76	W'DEED		B*	4.00	* 113.44