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 CO.

**TO**

JAMES E. MANGRUM and wife,
ELIZABETH H. MANGRUM

**For draftsman's use**

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

mail

BOOK 5093 PAGE 700

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James E. Mangrum & wife, Elizabeth H. Mangrum | Same | Map 75-4 |
| (NAME) Trenton Drive | (NAME) | Parcel 231 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Hermitage, Tennessee | | |
| (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | |

D 79760

(FOR REGISTER'S USE)

IDENTIFYING REFERENCE

Dec 3 3 07 PM '76

FEE $ DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 36,000.00 James E. Mangrum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF November 19 76.

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

**For and in Consideration** of the sum of --------Ten Dollars and No/100----------

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

cash in hand paid by James E. Mangrum and wife, Elizabeth H. Mangrum 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. GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said JAMES E. MANGRUM and wife, ELIZABETH H. MANGRUM, 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. 548 on the Plan of Tulip Grove, Section Nine, as of record in Book 4675, page 135, Register's Office for said County.

Said Lot No. 548 fronts 100 feet on the northerly side of Trenton Drive and extends back 220.23 feet on the westerly line and 202 feet on the easterly line to a dead line measuring 53.53 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 5058, page 266, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the Plan of record in Book 4675, page 135, said Register's Office, shows an owner's certificate, a 30-foot minimum building setback line from Trenton Drive and a 10-foot easement for public utility and drainage purposes along the northerly rear and easterly lines of said lot. And a 2.5 X 25-foot utility anchor easement located on the southwest front corner of said lot. Restrictive covenant contained in instrument of record in Book 4846, page 924, Said Register's Office.

BOOK 5093 PAGE 701

WD-2

This is unimproved ( ) improved (X) property, known as Trenton Drive, Hermitage, Tennessee 37076
(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 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. except of record.

And we, Grantors 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.

Witness our hand s this 16th day of November, 19 76

(BEN 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, d/b/a Ben Merritt Construction Company 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 16th day of November, 19 76

Notary Public

Commission expires April 30, 1980

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, SEC-3* CONV 36,000.00 , a Notary Public of the State and
SEC-3*STAX 8* 25.60
County aforesaid, personally appeared WEE 8** .50 ,
with whom I am personally acquainted, and who, upon oath, acknowledged 1* 4.00 self to be* 98.10
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 .