This Form furnished by Attorneys Title Company, Inc.

BOOK 5104 PAGE 124

Form No. WD-2

FROM

BEN MERRITT and wife, BONNIE R. MERRITT, d/b/a BEN MERRITT CONSTRUCTION COMPANY

TO

D. C. POLSTON and wife, VELMA M. POLSTON

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
D. C. Polston & wife,	Same	Map 75-8
Velma M. (NAME) Polston	(NAME)	Parcel 172
696 Atlanta Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Hermitage, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

JAN 10 9 34 AM '77

REGISTER DAVIDSON COUNTY, TENN.

D 84383

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$39,300.00 D. C. Polston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF December, 1976

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON

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

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

cash in hand paid by D. C. Polston and wife, Velma M. Polston, 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 GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said D. C. POLSTON and wife, VELMA M. POLSTON, 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. 518 on the Plan of Tulip Grove, Section Nine, of record in Book 4675, page 135, REgister's Office for said County, described as follows:

Beginning on the westerly margin of Atlanta Drive at the corner of Lots Nos. 517 and 518, thence with the line between said two lots southwesterly 123.55 feet; thence with the line between Lots Nos. 518 and 519 southerly 116.19 feet to the northerly margin of Frankfort Drive; thence with the same northeasterly 141.44 feet to the beginning of a curve; thence around said curve northerly 40.40 feet to the westerly margin of Atlanta Drive; thence with the same northerly 116.56 feet to the beginning.

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 4999, page 923, 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 Atlanta Drive and a 20-foot building setbak line from Frankfort Drive and a 10-foot easement for public utility and drainage purposes along the westerly and northerly lines of said lot. A 10-foot easement for sewer with an 8 incn line lying within said easement along the easterly line of premises as shown on plan. REstrictive covenant contained in instrument of record in Book 4846, page 924, said Register's Office.

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This is (unimproved ( ) improved (X) property, known as Atlanta 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 hands this 11th day of December, 19 76

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 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 Nashville, Tennessee, this 11th day of December, 19 76

Notary Public.

Commission expires April 30, 1980

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

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 .....

Mail Ben Merritt Realty Co.
3944 Lebanon Rd. Hermitage, Tenn