BOOK 5127 PAGE 318

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 COMPANY

TO

J. W. SWEENEY AND WIFE,

SANDRA K. SWEENEY

For draftsman's use
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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. W. Sweeney and wife, Sandra K. Sweeney (NAME)	First and Mid-South Mortgage (NAME)	Map 75-8
4816 Concord Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2568 (STREET ADDRESS)	Parcel 146
Hermitage, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

D95176

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

MAR 23 3 23 PM '77

FEE $ DAVIDSON COUNTY, TENN. REGISTER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 42,850.00

J. W. Sweeney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF March, 1977

Thomas D. Gupton
Notary Public

MY COMMISSION EXPIRES: Nov 12 1980

(AFFIX SEAL)

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

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

cash in hand paid by J. W. Sweeney and wife, Sandra K. Sweeney, 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**

J. W. SWEENEY AND WIFE, SANDRA K. SWEENEY, 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. 543 on the Plan of Tulip Grove, Section Nine, of record in Book 4675, page 135, Register's Office for said COunty.

Said Lot No. 543 fronts 90 feet on the easterly side of Concord Drive and extends back 159.20 feet on the northerly line and 159.15 feet on the southerly line to a dead line measuring 90 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 5080, page 26, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenant contained in instrument of record in Book 4846, page 924, said Register's Office, and 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 Concord Drive and a 10-foot easement for public utility and drainage purposes along the rear line of said lot.

BOOK 5127 PAGE 319

WD-2

This is ( ) unimproved ( ) improved (X) property, known as 4816 Concord 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 18th day of March, 19 77

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 18th day of march, 19 77

Thomas D. Smith, Notary Public.

Commission expires Nov 12th 1980

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

MAR23F CONV 42,850.00
MAR23F S'TAX B* 111.28
MAR23F PR'FEE B* .50
MAR23F RDEED B* 4.00 * 115.78

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 .....