BOOK 5166 PAGE 542

WARRANTY DEED

FROM BEN MERRITT, AND BONNIE R. MERRITT AND D\B\A BEN MERRITT CONSTRUCTION CO. HIS WIFE

ADDRESS NEW OWNER(S) AS FOLLOWS:	~~ROBERT R. GRIDER, AND NIKKI ELLEN GRIDER HIS WIFE~~ 4844 CONCORD DRIVE HERMITAGE, TENNESSEE 37076
SEND TAX BILLS TO:	~~FIRST AND MID-SOUTH MORTGAGE~~ P. O. BOX 2568 NASHVILLE, TENNESSEE 37219
PREPARED BY: HOLLAND & LYNN, ATTORNEYS	MAP-PARCEL NOS: 75-8-153

{STATE OF TENNESSEE COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,900.00 Affiant Robert R. Grider

SUBSCRIBED AND SWORN TO BEFORE ME THIS JUNE 30, 1977
DATE

NOTARY PUBLIC — COMMISSION EXPIRES

AFFIX SEAL

HOLLAND ★ NOTARY PUBLIC ★ DAVIDSON COUNTY, TENN.

----------TEN DOLLARS AND NO\100----------

FOR AND and IN CONSIDERATION OF the sum of

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

DOLLARS

CASH IN HAND PAID BY ROBERT R. GRIDER AND WIFE, NIKKI ELLEN GRIDER, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

JUL-57	CONV	40,900.00		
JUL-57	S'TAX		B★ 106.34	
JUL-57	PR'FEE		B★ .50	
JUL-57	W'DEED		B★ 4.00	★ 110.84

BEN MERRITT, AND BONNIE R. MERRITT AND D\B\A BEN MERRITT CONSTRUCTION CO. HIS WIFE GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

ROBERT R. GRIDER, AND NIKKI ELLEN GRIDER HIS WIFE

their (his, her, its) heirs, successors 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. 536 ON THE PLAN OF TULIP GROVE, SECTION NINE, OF RECORD IN BOOK 4675, PAGE 135, REGISTERS OFFICE FOR SAID COUNTY.

SAID LOT NO. 536 FRONTS 90 FEET ON THE EASTERLY SIDE OF CONCORD DRIVE AND EXTENDS BACK 158.85 FEET ON THE NORTHERLY LINE AND 158.80 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR 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, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE PLAN OF RECORD IN BOOK 4675, PAGE 135, SAID REGISTERS OFFICE, SHOWS AN OWNERS 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 AND RESTRICTIVE COVENANTS OF RECORD IN BOOK 4846, PAGE 924, R.O.D.C.T.

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

unimproved ( )
This is improved (X) property, known as 4844 (Number) CONCORD DRIVE, (Street) HERMITAGE, (City) TENNESSEE (State) 37076 (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 ROBERT R. GRIDER, AND NIKKI ELLEN GRIDER HIS WIFE THEIR heirs, successors and assigns, forever.

AND WE do covenant with the said ROBERT R. GRIDER, AND NIKKI ELLEN GRIDER HIS WIFE 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, BEN MERRITT, AND BONNIE R. MERRITT AND D\B\A BEN MERRITT CONSTRUCT CO. HIS WIFE do(es) further covenant and bind OURSELVES OUR heirs and representatives, to WARRANT and forever defend the title to the said land to the said ROBERT R. GRIDER, AND NIKKI ELLEN GRIDER HIS WIFE THEIR heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR hand S. this 30TH day of JUNE, 19 77

Ben Merritt
BEN MERRITT,
Bonnie R. Merritt
BONNIE R. MERRITT

{STATE OF TENNESSEE; COUNTY OF DAVIDSON} (Individual Acknowledgment)

Personally appeared before me, the undersigned, a Notery Public in and for said County and State, the within named BEN MERRITT, , BONNIE R. MERRITT, D\B\A BEN MERRITT CONSTRUCTION CO.

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE (City) TENNESSEE (State)

this 30 day of JUNE, 19 77

1-31-78
Comission Expires

Notary Public

(AFFIX SEAL)

JOE P. HOLLAND NOTARY PUBLIC DAVIDSON COUNTY

{STATE OF ; COUNTY OF } (Corporate Acknowledgment)

Before me, the undersigned, 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 (Title) of the , a corporation, the within named bargainer, and that he as such (Title) being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as (Title)

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires

Notary Public

(AFFIX SEAL)

E 12369 IDENTIFICATION REFERENCE JUL 5 3 30 PM '77 FELIX N. DYER REGISTER DAVIDSON COUNTY, TENN.