WARRANTY DEED

BOOK 5167 PAGE 6

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

ADDRESS NEW OWNER(S) AS FOLLOWS: ~~ARTHUR E. MATHIS AND JUDITH A. MATHIS HIS WIFE~~ 4812 CONCORD DRIVE HERMITAGE, TENNESSEE 37076	
SEND TAX BILLS TO: ~~FIRST AND MID-SOUTH MORTGAGE COMPANY~~ P. O. BOX 2568 NASHVILLE, TENNESSEE 37219	
PREPARED BY:	MAP-PARCEL NOS: 75-4-235

{STATE OF TENNESSEE COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,900.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS JUNE DATE 80

Thomas D. Lupton NOTARY PUBLIC

Nov 12, 83 COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ----------TEN DOLLARS AND NO\100------

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

CASH IN HAND PAID BY ARTHUR E. MATHIS AND WIFE, JUDITH A. MATHIS, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

JUL-5? CONV 44,900.00
JUL-5? S'TAX B* 116.74
JUL-5? R'FEE B* .50
JUL-5? W'DEED B* 4.00 * 121.24

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

ARTHUR E. MATHIS AND JUDITH A. MATHIS 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 DAVDISON COUNTY, TENNESSEE, BEING LOT NO. 544 ON THE PLAN OF TULIP GROVE, SECTION NINE, AS OF RECORD IN BOOK 4675, PAGE 135, REGISTERS OFFICE FOR SAID COUNTY.

SAID LOT NO. 544 FRONTS 90 FEET ON THE EASTERLY SIDE OF CONCORD DRIVE AND EXTENDS BACK 159.20 FEET ON THE SOUTHERLY LINE AND 159.25 FEET ON THE NORTHERLY LINE TO A DEAD LINE IN THE REAR MEASURING 90 FEET THEREON.

BEING THE SAME PROPERTY CONVYED 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 COVENANTS CONTAINED IN INSTRUMENT OF RECORD IN BOOK 4940, PAGE 534, REGISTER'S OFFICE FOR SAID COUNTY, 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 AND A 10-FOOT EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES ALONG THE REAR LINE OF SAID LOT. A SEWER EASEMENT ACROSS A SMALL PORTION OF THE NORTHWEST FRONT CORNER OF SAID LOT AS SHOWN ON SAID PLAN.

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in this Document Unsatisfactory When Received.

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

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unimproved ( )

This is improved (X) property, known as 4812 (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 ARTHUR E. MATHIS AND JUDITH A. MATHIS HIS WIFE THEIR heirs, successors and assigns, forever.

AND WE do covenant with the said ARTHUR E. MATHIS AND JUDITH A. MATHIS 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 WIFE, AND BONNIE R. MERRITT, D\B\S AND BEN MERRITT CONSTRUCTION CO. 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 ARTHUR E. MATHIS AND JUDITH A. MATHIS 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 AND WIFE,

Bonnie R. Merritt
BONNIE R. MERRITT, D\B\S

E 1 2 5 7 2

IDENTIFICATION REFERENCE

JUL 5 12 29 PM '77

FELIX E. DAVIDSON REGISTER DAVIDSON COUNTY, TENN.

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

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named BEN MERRITT AND WIFE, BONNIE R. MERRITT, D\B\S, 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.

NOV 12, 1980 (Commission Expires) Thomas D. Gupton (Notary Public)

THOMAS D. GUPTON NOTARY PUBLIC STATE AT LARGE STATE OF TENNESSEE

(AFFIX SEAL)

{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)