WARRANTY DEED

BOOK 5179 PAGE 569

FROM BEN MERRITT AND WIFE, BONNIE R. MERRITT
d/b/a BEN MERRITT CONSTRUCTION COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	GARY T. FELTS AND WIFE, RITA C. FELTS 4824 Concord Drive Hermitage, Tennessee 37076
SEND TAX BILLS TO:	SAME 4824 Concord Drive Hermitage, Tennessee 37076
PREPARED BY:	HOLLAND & LYNN, ATTORNEYS 2016 Parkway Towers Nashville, Tennessee 37219
MAP-PARCEL NOS:	75-8-148

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IDENTIFICATION REFERENCE

AUG 3 2 15 PM '77

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

{STATE OF TENNESSEE COUNTY OF ..... DAVIDSON .....}

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ...39,900.00..... Affiant Rita C. Felts

SUBSCRIBED AND SWORN TO BEFORE ME THIS ...29th. day of July, 1977

..... NOTARY PUBLIC

DATE 1-31-78 COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ----------..TEN. DOLLARS..---------

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

Cash in hand paid by Gary T. Felts and wife, Rita C. Felts, 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, ... GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said GARY T. FELTS AND WIFE, RITA C. FELTS, GRANTEES

..... 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. 541 on the Plan of Tulip Grove, Section 9, of record in Book 4675, page 135, Register's Office for said County.

SAID Lot No. 541 fronts 98 feet on the easterly side of Concord Drive and extends back 159.10 feet on the northerly line and 159.05 feet on the southerly line to a dead line in the rear measuring 98 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, siad Register's Office, 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 fron Concord Drive and a 10 foot easement for public utility and drainage purposes along the southerly and easterly lines of said lot, and a 5 foot public utility easement and drainage easement along the northerly line of premises as shown on said Plan.

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

unimproved ( )
This is improved (X) property, known as .....4824 Concord Drive, Hermitage, Tennessee, 37076
Number Street City State 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 .....GRANTEES..... .....THEIR..... heirs, successors 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(es) 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 successors and assigns against the lawful claims of all persons whomsoever.

WITNESS .OUR.....hand ..S..... this....29th..day of .....JULY.....,1977....

Ben Merritt
BEN MERRITT

Bonnie R. Merritt
BONNIE R. MERRITT

{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/a . BEN . MERRITT . CONSTRUCTION COMPANY

.....

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, . TENNESSEE.....
City State

this . 29 . day of .....JULY..... 19..77

1-31-78
Comission Expires

Notary Public

(AFFIX SEAL)

{STATE OF .....; COUNTY OF .....} (Corporate Acknowledgment)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared .....

..... AUG-3[illegible] CONV 39,900.00 with whom I am personally acquainted, and who, upon oath,
AUG-3[illegible] S'TAX B* 103.74
acknowledged .....self to be (Title) AUG-3[illegible] PR'FEE ..... of the B* .50
AUG-3[illegible] W'DEED B* 4.00 * 108.24
....., 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)