WARRANTY DEED

BOOK 5185 PAGE 790

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	ELLIS THOMAS CANNADY AND WIFE, PRISCILLA ANNE CANNADY 4828 Concord Drive Hermitage, Tennessee 37076
SEND TAX BILLS TO:	SAME 4828 Concord Drive Hermitage, Tennessee 37076
PREPARED BY:	HOLLAND & LYNN, ATTORNEYS 2016 Parkway Towers Nashville, Tennessee 37219
MAP-PARCEL NOS:	75-8-149

mail

E 21224 IDENTIF. REFERENCE AUG 18 12 39 PM '77 FELIX Z. WILSON JR. 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 Ellis Thomas Cannady

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of August, 1977
DATE

Thomas D. Gupton NOTARY PUBLIC — Nov 12/1980 COMMISSION EXPIRES

AFFIX SEAL

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

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

Cash in hand paid by Ellis Thomas Cannady and wife, Priscilla Anne Cannady and other good and valuable considerations, receipt of which is hereby acknowledged.

AUG 18 77 CONV 39,900.00
AUG 18 77 S'TAX B* 103.74
AUG 18 77 PR'FEE W'DEED B* 4.50 B* 4.00 * 108.24

BEN MERRITT AND WIFE, BONNIE R. MERRITT, d/b/a BEN MERRITT CONSTRUCTION CO., ... GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

ELLIS THOMAS CANNADY AND WIFE, PRISCILLA ANNE CANNADY, 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. 540 on the Plan of Tulip Grove, Section 9, of record in Book 6475, page 135, Register's Office for said County.

Said Lot No. 540 fronts 90 feet on the easterly side of Concord Drive and extends back 159 feet on the southerly side and 159.05 feet on the northerly side 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 5042, page 960, 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; the Plan of record in Book 4675, page 135, said Register's 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 a 5 foot utility and drainage easement along the northerly line of premises as shown on said Plan.

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

unimproved ( )
This is improved (X) property, known as 4828 (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 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 covenent 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 12th day of AUGUST, 19 77

Ben Merritt
BEN MERRITT

Bonnie R. Merritt
BONNIE R. MERRITT
d/b/a BEN MERRITT CONSTRUCTION CO.

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

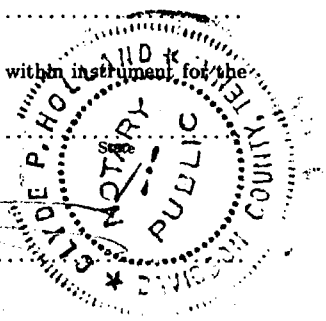
Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named BEN MERRITT AND WIFE, BONNIE R. MERRITT, d/b/a BEN MERRITT CONSTRUCTION COMPANY

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 (City), TENNESSEE (State)
this 12 day of AUGUST 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 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)