WARRANTY DEED

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FROM BEN MERRITT AND WIFE, BONNIE R. MERRITT, D/B/A BEN MERRITT CONSTRUCTION COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	MARK R. SANDERS AND WIFE, PATRICIA SANDERS 4517 Concord Drive Hermitage, Tennessee 37076
SEND TAX BILLS TO:	FIRST & MID-SOUTH MORTGAGE COMPANY Post Office Box 2568 Nashville, Tennessee 37219
PREPARED BY: mad	HOLLAND & LYNN, ATTORNEYS 2016 Parkway Towers Nashville, Tennessee 37219
MAP-PARCEL NOS:	75-8-190

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T IDENTIF. REFERENCE

SEP 13 9 19 AM '77

FEL[illegible] REGISTER DAVIDSON COUNTY, TENN.

(STATE OF TENNESSEE COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,800.00 Affiant Mark R. Sanders

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

1-31-78
NOTARY PUBLIC — DATE COMMISSION EXPIRES

AFFIX SEAL

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

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

Cash in hand paid by Mark R. Sanders and wife, Patricia Sanders, and other good and valuable considerations, receipt of which is hereby acknowledged.

SEP 13 CONV 44,800.00
SEP 13 S'TAX 116.48
SEP 13 PR'FEE .50
SEP 13 W'DEED 4.00 * 120.98

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

MARK R. SANDERS AND WIFE, PATRICIA SANDERS, 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. 500 on the Plan of Tulip Grove, Section Nine, of record in Book 4675, page 135, Register's Office for said County.

SAID Lot No. 500 fronts 90 feet on the westerly side of Concord Drive and extends back 154.12 feet on the northerly line and 149.85 feet on the southerly line to a dead line in the rear, which is a broken line measuring 90.80 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 5120, page 361, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject ti 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 owner's certificate, a 30 foot minimum building set-back line from Concord Drive and a 10 foot easement for public utility' and drainage purposes along the rear line of said lot; and a 2.5 x 25 foot utility anchor easement located on the northeast front corner of said lot.

CLYDE [illegible]
2016 Parkway Towers
Nashville, Tennessee 37219

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unimproved ( )
This is improved (X) property, known as 4517 (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 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 12th day of SEPTEMBER, 19 77

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 (City), TENNESSEE (State)

this 12 day of SEPTEMBER 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)