BOOK 5219 PAGE 785 file Box 5

E 35512

WARRANTY DEED

IDENTIF. REFERENCE

NOV 8 8 43 AM '77

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,500.00

David M Hergert
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF November 1977

Betty A. Gaston
Notary Public

MY COMMISSION EXPIRES: November 10, 1979
(AFFIX SEAL)

NOTARY PUBLIC LARGE STATE

THIS INSTRUMENT WAS PREPARED BY

Marbut Glenn Gaston, Jr., 4515 Harding Road Suite 303, Nashville, Tenn. 37205
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David M. Hergert et ux (NAME)	The Benford-Whiting Company (NAME)	75-7-137
513 Dutchmans Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 17322 (STREET ADDRESS)	4D-5741
Hermitage, Tenn. 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BRENT VALLEY BUILDERS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID M. HERGERT and wife, KATHRYN A. HERGERT

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot 105 on the Plan of Highlands of Tulip Grove, Section 3, as of record in Book 4675, Page 140, Register's Office for Davidson County, Tennessee.

Said Lot No. 105 fronts 85.0 feet along the westerly margin of Dutchmans Drive and extends back 184.61 feet on the northerly line and 186.23 feet on the southerly line to a dead line in the rear on which it measures 85.01 feet.

Being part of the same property conveyed to Brent Valley Builders, Inc., by deed from Reynold Bubis, Successor Trustee, of record in Book 5126, Page 737, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4849, Page 767, which incorporates and makes applicable restrictions of record in Book 4793, Page 157, of record in Book 5020, Page 48, and Book 5028, Page 357, and to the limitations that appear of record on the plan of record in Book 4675, Page 140, both in the Register's Office for Davidson County, Tennessee.

NOV-8	CONV	42,500.00			
NOV-8	S'TAX		B*	110.50	
NOV-8	PR'FEE		B*	.50	
NOV-8	W'DEED		B*	4.00	* 115.00

This is unimproved ( ) improved (XX) property, known as 513 Dutchmans Drive, Hermitage, Tennessee 37076
(House Number) (Street) (P. O. Address) (City or Town) (Postal 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 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, unless otherwise herein set out; and we do 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 and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 4th day of November, 1977

BRENT VALLEY BUILDERS, INC.

By: Jim L Hall

Jim L. Hall, President

STATE OF _____
COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19__

_____, Notary Public.

Commission Expires _____

STATE OF TENNESSEE
DAVIDSON County

Before me, Betty N. Todd, a Notary Public within and for the State and County aforesaid, personally appeared Jim L. Hall ~~and xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~, with whom I am personally acquainted and who upon {his oath / ~~their several oaths~~} acknowledged {himself / ~~themselves~~} to be the President ~~and xxxxxxxxxxxxxxxxxxxxxxxxxxxx respectively~~ of the Brent Valley Builders, Inc. the within named bargainor, a corporation, and that {he / ~~they~~} as such President ~~and xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~ being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Jim L. Hall as such President ~~and attesting the same by the said xxxxxxxxxxxxxxxxxxxxxxxx as such xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~

WITNESS my hand and official seal at office at Nashville, Tennessee on this the 4th day of November, 19 77

My commission expires November 10, 1979

Betty N. Todd
Notary Public

BETTY N. TODD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

~~Please return to:~~
Marbut Glenn Gaston, Jr., Attorney
Suite 303 Belle Meade Office Park
4515 Harding Road
Nashville, Tennessee 37205

WARRANTY DEED

FROM

Brent Valley Builders, Inc.

TO

David M. Hergert et ux Kathryn A. Hergert

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York