WARRANTY DEED

BOOK 5253 PAGE 137

FROM	BEN MERRITT and wife, BONNIE R. MERRITT, d/b/a BEN MERRITT CONSTRUCTION COMPANY
ADDRESS NEW OWNER(S) AS FOLLOWS:	BOBBY E. POOLE and wife, STELLA G. POOLE 4813 Concord Drive Hermitage, Tennessee 37076
SEND TAX BILLS TO:	FIRST & MID-SOUTH MORTGAGE COMPANY Post Office Box 2568 Nashville, Tennessee 37219
PREPARED BY:	CLYDE PAUL HOLLAND, ATTORNEY 2016 Parkway Towers Nashville, Tennessee 37219
MAP-PARCEL NOS:	75-4-217

File Bob
2

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

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,600.00 ..... Affiant Bobby E. Poole

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of February, 1978

Thomas D. Gupton ..... Nov 12, 1980
NOTARY PUBLIC ..... COMMISSION EXPIRES

AFFIX SEAL

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

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

Cash in hand paid by Bobby E. Poole and wife, Stella G. Poole, 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

BOBBY E. POOLE and wife, STELLA G. POOLE, 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. 499 on the Plan of Tulip Grove, Section 9, of record in Book 4675, page 135, Register's Office for said county,

Said Lot No. 499 fronts 89.99 feet on the westerly side of Concord Drive and extends back 181.08 feet on the northerly line and 154.12 feet on the southerly line to a dead line in the rear measuring 99.12 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 to the following: (1) Restrictive covenants contained in instrument of record in Book 4846, apge 924, Register's Office for said county; (2) an owner's certificate contained in the Plan of record in Book 4675, page 135, said Register's Office, showing 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; (3) and a 2.5 x 25 foot utility anchor easement along the southeast corner of said lot.

RETURN TO FILE NO. 2

unimproved ( )
This is improved (X) property, known as 4813 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 14th day of FEBRUARY 19 78

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 14 day of FEBRUARY 19 78

8-18-81 2-14-78
Comission Expires Notary Public

P. HOLLAND NOTARY PUBLIC DAVIDSON COUNTY, TENN.

(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 FEB 15 00 19 CONV 44,600.00

FEB 15 00 S'TAX B* 115.96

FEB 15 00 PR'FEE B* .50

FEB 15 00 W'DEED B* 1.00 * 120.46

Commission Expires Notary Public

(AFFIX SEAL)

FELIX SOLLE REGISTER DAVIDSON COUNTY, TENN. FEB 15 2 09 PM '78 IDENT. REFERENCE

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