WARRANTY DEED

BOOK 5257 PAGE 634

FROM	BEN MERRITT and wife, BONNIE R. MERRITT, d/b/a BEN MERRITT CONSTRUCTION COMPANY
ADDRESS NEW OWNER(S) AS FOLLOWS:	KENNETH L. COLLOVA and wife, APRIL COLLOVA 4849 Concord Drive Hermitage, Tennessee 37076
SEND TAX BILLS TO:	THIRD NATIONAL MORTGAGE COMPANY OF NASHVILLE 201 Fourth Avenue North Nashville, Tennessee 37219
PREPARED BY:	CLYDE PAUL HOLLAND, ATTORNEY 2016 PArkway Towers Nashville, Tennessee 37219
MAP-PARCEL NOS:	75-8-182

STATE OF TENNESSEE COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,500.00 Affiant. April Collova

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of February, 1978

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 Kenneth L. Collova and wife, April Collova, 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

KENNETH L. COLLOVA and wife, APRIL COLLOVA, GRANTEES

THEIR 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. 508 on the Plan of Tulip Grove, Section 9, of record in Plan Book 4675, page 135, Register's Office for Davidson County, Tennessee.

SAID Lot No. 508 fronts 125.74 feet on the westerly side of Concord Drive and extends back 160 feet on the northerly line and 86.68 feet on the southerly line to a dead line in the rear measuring 123.65 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 5056, page 576, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to the following: (1) Restrictive covenant contained in instrument of record in Book 5112, page 213, said Register's Office; (2) The 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 and southerly lines of said lot; (3) A 2.5 x 25 foot utility anchor easement located on the northeast front corner of said lot.

RETURN TO FILE # 2

unimproved ( )
This is improved (X) property, known as 4849 (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 27 day of FEBRUARY, 19 78

Ben Merritt
BEN MERRITT

Bonnie R. Merritt
BONNIE R. MERRITT

E 5261.0
IDENTIFICATION REFERENCE
FEB 28 3 30 PM '78
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

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

Personally appeared 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 27 day of FEBRUARY 19 78

Nov 12, 1980 (Comission Expires) Thomas D. Gupton (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)

$1,600.00
FEB28 CONV B* 107.50
FEB28 S'TAX B* .50
FEB28 PR'FEE B* 4.00 * 112.40
FEB28 W'DEED

WITNESS my hand and seal, at office in CITY: STATE:

this day of 19

Commission Expires Notary Public

(AFFIX SEAL)