File 1st Fed.

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:	PATRICK J. PETTY AND WIFE, MARY A. PETTY 4529 Woodside Circle Hermitage, Tennessee 37076
SEND TAX BILLS TO:	FIRST FEDERAL SAVINGS & LOAN ASSOCIATION 236 Fourth Avenue North Nashville, Tennessee 37219
PREPARED BY:	CLYDE PAUL HOLLAND, ATTORNEY 2016 Parkway Towers Nashville, Tennessee 37219
MAP-PARCEL NOS:	64-0-11

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

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,000.00 ..... Affiant Patrick J Petty

SUBSCRIBED AND SWORN TO BEFORE ME THIS ...11th day of May, 1978.
DATE

NOTARY PUBLIC

5/10/81
COMMISSION EXPIRES

AFFIX SEAL

CLYDE PAUL HOLLAND NOTARY PUBLIC STATE OF TENNESSEE

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

..... ($10.00) ..... DOLLARS

Cash in hand paid by Patrick J. Petty and wife, Mary A. Petty, 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

PATRICK J. PETTY AND WIFE, MARY A. PETTY, 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. 8 on the Plat of Woodside Subdivision, Section 1, of record in Book 5050, page 75, Register's Office for said County.

Said Lot No. 8 fronts 65 feet on the southwesterly margin of Woodside Circle and extends back 236.22 feet on the northwesterly line and 176.83 feet on the southeasterly line, to a line on the rear which is a broken line on which it measures 196.83 feet.

Being the same proeprty conveyed to Ben Merritt and wife, Bonnie R. Merritt, d/b/a Ben Merritt Construction Company, by deed from First American National Bank of Nashville, of record in Book 5147, page 941, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: Restrictive covenant contained in instruemnt of record in Book 5165, page 321, said Regsiter's OFfice; (2) The Plan of record in Book 5050, page 75, said Register's Office shows an owner's certificate, a 30 foot minimum building setback line from Woodside Circle and a 10 foot easement for public utility and drainage purposes along the entire rear lines of said lot, and a utility anchor easement 2.5 x 25 feet loacted on the northwesterly corner of said lot; (3) a 20 foot screening easement along the entire rear lines; (4) No access permitted to any lots from G eneral Kershaw Drive.

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unimproved ( )
This is improved (X) property, known as 4529 Woodside Circle, 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 11th day of MAY 1978

Ben Merritt
BEN MERRITT

Bonnie R. Merritt
BONNIE R. MERRITT

MAY 12 78 CONV 54,000.00
MAY 12 78 S'TAX B* 140.40
MAY 12 78 PR'FEE B* .50
MAY 12 78 WDEED B* 4.00 * 144.90

{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 11 day of MAY 19 78

3/15/81
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)

FELIX WILSON REGISTER
DAVIDSON COUNTY, TENN.
MAY 12 2 57 PM '78
IDENTIF. REFERENCE
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