This instrument prepared by

CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

WARRANTY DEED

BOOK 5301 PAGE 65

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

ADDRESS NEW OWNER(S) AS FOLLOWS: DAVID ANTHONY DELIUS, AND NANCY J. DELIUS , HIS WIFE
4501 WOODSIDE ROAD
OLD HICKORY TENNESSEE , 37138

SEND TAX BILLS TO: FIRST & MID-SOUTH MORTGAGE COMPANY
P.O. BOX 2568
NASHVILLE, TENNESSEE 37202

PREPARED BY:

MAP-PARCEL NOS: 64-8 58

E 72220

IDENTIFICATION
T
JUN 20 2 31 PM '78
FELIX A. ...

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

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ..... 51,200.00 ..... Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS ..... JUNE ..... DAY OF, A.D. 1978

Thomas D. Gudon
NOTARY PUBLIC

NOTARY PUBLIC STATE AT LARGE

My Commission Expires Nov 27, 1980

COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ..... TEN DOLLARS AND NO\100 .....

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

CASH IN HAND PAID BY DAVID ANTHONY DELIUS AND WIFE, NANCY J. DELIUS, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

JUN20 78	CONV	51,200.00			
JUN20 78	S'TAX		B*	133.12	
JUN20 78	PR'FEE		B*	.50	
JUN20 78	W'DEED		B*	4.00	* 137.62

BEN MERRITT, AND BONNIE R. MERRITT , HIS WIFE, D\B\A BEN MERRITT CONSTRUCTI: ... COMPANY ..... GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

.... DAVID ANTHONY DELIUS, AND NANCY J. DELIUS, HIS WIFE .....

..... 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. 45 ON THE PLAN OF WOODSIDE SUBDIVISION, SECTION 1, OF RECORD IN BOOK 5050 PAGE 75, REGISTERS OFFICE FOR SAID COUNTY.

SAID LOT NO. 45 BEING DESCRIBED AS FOLLOWS : BEGINNING ON THE EASTERLY MARGIN OF WOODSIDE CIRCLE AT THE CORNER OF LOTS NOS. 45 AND 46; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, EASTERLY 100 FEET; THENCE WITH THE LINE BETWEEN LOTS NOS. 44 AND 45, NORTHEASTERLY 128.44 FEET TO THE SOUTHWESTERLY MARGIN OF WOODSIDE ROAD; THENCE WITH THE SAME, NORTHWESTERLY 192.41 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, SOUTHWESTERLY 39.27 FEET TO THE EASTERLY MARGIN OF WOODSIDE CIRCLE; THENCE WITH THE SAME, SOUTHERLY 174.30 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY 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, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 4501 WOODSIDE ROAD, OLDHICKORY, TENNESSEE 37138.
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 DAVID ANTHONY DELIUS, AND NANCY J. DELIUS, HIS WIFE ..... THEIR ..... heirs, successors and assigns, forever.

AND WE ..... do covenant with the said DAVID ANTHONY DELIUS, AND NANCY J. DELIUS, HIS WIFE ..... 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, BEN MERRITT, AND BONNIE R. MERRITT, HIS WIFE, D\B\A BEN MERRITT CONSTRUCTION COMPANY 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 DAVID ANTHONY DELIUS, AND NANCY J. DELIUS, HIS WIFE ..... THEIR ..... heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR hand S this 20TH day of JUNE, 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, BONNIE R. MERRITT,

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 20 day of JUNE 1978.

NOV 12, 1980
Comission Expires

Thomas D. Gupton
Notary Public

THOMAS D. GUPTON NOTARY PUBLIC STATE OF TENNESSEE LARGE

(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)