BOOK 5321 PAGE 688

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28TH DAY OF JULY, 1978

Notary Public

MY COMMISSION EXPIRES: 6-4-80

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TENNESSEE 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John H. Demerich, Jr. (NAME)	Mercantile Mortgage Company (NAME)	4D-34200
424 Bonnawood Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 14569 (STREET ADDRESS)	74-8
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	St. Louis, Missouri 63178 (CITY) (STATE) (ZIP)	144

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, Wayland H. Davis et ux Sue Ann Davis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John H. Demerich, Jr. et ux Billie Jean Demerich

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 No. 739 on the Plan of Hermitage Hills, Section 7, of record in Plat Book 3300, Pages 62 and 63, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Wayland H. Davis and wife, Sue Ann Davis by deed from Romeo J. Nadeau and wife, Dolly T. Nadeau, of record in Book 4257, Page 64, said Register's Office.

This conveyance is subject to restrictions of record in Book 3399, Page 446, and Book 3404, Page 165, said Register's Office.

This conveyance is subject to a public utilities and drainage easement; an anchor easement; and building lines, of record in Plat Book 3300, Pages 62 and 63, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is { unimproved } { improved } property, known as 424 Bonnawood Drive (House Number) (Street) Hermitage, TN 37076 (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 seised 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 our hand s this 28TH day of JULY, 19 78

Wayland H. Davis

Sue Ann Davis

BOOK 5321 PAGE 689

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wayland H. Davis et ux Sue Ann Davis

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28TH day of JULY, 1978.

Commission expires 6-28-81

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

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WARRANTY DEED

FROM
Wayland H. Davis

TO
John H. Demerich, Jr.

IDENTIF. REFERENCE

AUG 7 12 42 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG-78	CONV	43,900.00			
AUG-78	S'TAX		B*	114.14	
AUG-78	PR'FEE		B*	.50	
AUG-78	W'DEED		B*	4.00	* 118.64