BOOK 5337 PAGE 536

WARRANTY DEED

RETURN TO FILE # 2

FROM	BEN MERRITT AND WIFE, BONNIE R. MERRITT D/B/A BEN MERRITT CONSTRUCTION COMPANY
ADDRESS NEW OWNER(S) AS FOLLOWS:	RUSSELL W. BROTHERS COMPANY, INC. 3322 West End Avenue Nashville, Tennessee 37203
SEND TAX BILLS TO:	SAME
PREPARED BY:	CLYDE PAUL HOLLAND, ATTORNEY 2016 Parkway Towers Nashville, Tennessee 37219
MAP-PARCEL NOS:	64-8-71

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IDENTIF. REFERENCE T

SEP 14 8 32 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS

TRANSFER IS $ ....52,500.00..... Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS ...13th..day of SeptmeLer, 1978

Marlene Duff
NOTARY PUBLIC

AFFIX SEAL

MY COMMISSION EXPIRES 2/26/80

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

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

Cash in hand paid by Russell W. Brothers Company, Inc., and other good and valuable considerations, receipt of which is hereby acknowledged.

SEP 14 80	CONV	52,500.00		
SEP 14 80	S'TAX	B*	136.50	
SEP 14 80	PR'FEE	B*	.50	
SEP 14 80	W'DEED	B*	4.00	* 141.00

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

RUSSELL W. BROTHERS COMPANY, INC., GRANTEE.....

ITS..... 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. 6 on the Plan of Woodside Subdivision, Section 1, of record in Book 5050, page 75, Register's Office for said County.

Said Lot No. 6 fronts 146 feet on the southerly side of Woodside Circle and extends back 135.7 feet on the westerly line and 139.06 feet on the easterly line to a dead line measuring 146.04 feet thereon.

Being part of 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, 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 5165, page 321, RODCT; (2) An owner's certificate contained in the recorded Plan showing a 30 foot minimum building setback line from Woodside Circle and a 10 foot easement for public utility and drainage purposes along the rear line of said lot, and a 2.5 x 25 foot utility anchor easement located on the northeast and northwest corners of said lot; (3) A 20 foot screening easement along the rear line of premises as shown on the recorded Plan.

unimproved ( )
This is improved (x) property, known as Lot No. 6, Woodside Circle, Old Hickory, 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 GRANTEE ITS heirs, successors and assigns, forever.

AND WE do covenant with the said GRANTEE 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 GRANTEE ITS heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR hand S this 13th day of September, 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 13 day of SEPTEMBER 19 78

8/26/80
Comission Expires

Marjorie Duff
Notary Public

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)