WARRANTY DEED

BOOK 5346 PAGE 303

FROM BEN MERRITT and wife. BONNIE R. MERRITT. d/b/a BEN MERRITT CONSTRUCTION COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	JAMES W. DICKENS and wife, REBECCA ANN DICKENS Lot 43. Woodside Road Old Hickory. Tennessee 37138
SEND TAX BILLS TO:	FIRST FEDERAL SAVINGS & LOAN ASSOCIATION 236 Fourth Avenue North Nashville, Tennessee 37219 File
PREPARED BY:	CLYDE PAUL HOLLAND, ATTORNEY 2016 Parkway Towers Nashville, Tennessee 37219
MAP-PARCEL NOS:	64-8-56

{STATE OF TENNESSEE COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 59,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of October, 1978 DATE

Dorothy A Wilson NOTARY PUBLIC

8-15-80 COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of TEN DOLLARS

($10.00) DOLLARS

Cash in hand paid by James W. Dickens and wife, Rebecca Ann Dickens, 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

JAMES W. DICKENS and wife, REBECCA ANN DICKENS, 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. 43 on the Plan of Woodside Subdivision, Section 1, of record in Book 5050, page 75, Register's Office for said County.

Said Lot No. 43 fronts 91 feet on the southerly side of Woodside Road and extends back 145.02 feet on the easterly line and 185.99 feet on the westerly line to a dead line in the rear measuring 169.64 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.

OCT-4 78	CONV	59,500.00			
OCT-4 78	S'TAX		B*	154.70	
OCT-4 78	PR'FEE		B*	.50	
OCT-4 78	W'DEED		B*	4.00	* 159.20

unimproved ( )
This is improved (X) property, known as Lot (Number) 43 Woodside (Street) Road, Old Hickory (City), Tennessee (State) 37138 (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 3rd day of OCTOBER, 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

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 3rd day of OCTOBER 19 78

9-13-80
Comission Expires

Dorothy Ann Cox
Notary Public

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE TENNESSEE STATE

{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 Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.
OCT 4 2 11 PM '78
IDENTIF. REFERENCE
E 9 2 3 4 3.