Map 94
Par 6.3 J

STATE OF TENNESSEE]
: ss.
COUNTY OF DAVIDSON]

MAIL TAX BILLS TO:
John L. Merritt
920 Georgia Ave.
Winter Park, Fla. 32789

Mail
PREPARED BY SMITH & SELLERS ATTYS,
MURFREESBORO, TN. 37130 FROM
INFORMATION FURNISHED BY THE PARTIES
(n. s.)

BOOK 5354 PAGE 87

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLAR ($1.00), and other good and valuable considerations, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, the undersigned, MAUDE LOGUE MERRITT, a widow, have bargained and sold and do hereby transfer and convey unto JOHN L. MERRITT, his heirs and assigns, forever, RESERVING UNTO myself a life estate, that certain parcel of real estate situated in the 3rd Civil District of Davidson County, Tennessee, described as follows, to-wit:

> BEGINNING at a point in the southerly margin of Clovernook Drive approximately 209.5 feet from Lebanon Road; thence S 59° W 56' 92.9 feet to an iron pin; thence S 49° W 52' 46 feet to an iron pin; thence S 3° W 43' 114.0 feet to an iron pin; thence in a northeasterly direction 246 feet more or less to a point in the westerly margin of U. S. Highway 70-N; thence with the margin of the same northerly 40 feet more or less to a point in the southerly margin of Clovernook Drive; thence with the margin of the same 15 feet more or less to the beginning of a curve to the right having a radius of 25.00 feet a distance of 37.34 feet to a point in the southerly margin of Clovernook Drive; thence with the margin of the same N 49° 00' W 209.5 feet more or less to the point of beginning.
>
> Being a part of the property in which Maude Merritt acquired a one-half (1/2) undivided interest in Book 489, page 408 of the Register's Office of Davidson County, Tennessee, and also as the heir-at-law of Stokely D. Merritt, deceased, and to John L. Merritt, a 1/2 undivided interest as TRUSTEE under the Will of Stokely D. Merritt, deceased, of record in Will Book 73, page 16, Probate Court, Davidson County, Tennessee.
>
> This conveyance is subject to any restrictions, setback lines or easements, applying to this property and appearing of record in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said JOHN L. MERRITT, his heirs and assigns, forever, SUBJECT TO THE LIFE ESTATE HEREIN RESERVED.

I covenant with the said grantee that I am lawfully seized and possessed

of said real estate; that I have a good right to convey the same; and that it is unencumbered except as herein set forth, and except by lien of the 1978 taxes, which taxes the grantee assumes and agrees to pay.

I further covenant and bind myself, my heirs and representatives, forever to warrant and defend the title to said real estate unto the said grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 13th day of October, 1978.

Maude Logue Merritt
MAUDE LOGUE MERRITT

STATE OF TENNESSEE]
: ss.
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named MAUDE LOGUE MERRITT, a widow, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing (DEED) instrument for the purposes therein contained.

WITNESS MY HAND an d official seal at office in Nashville, Tennessee, this the 13 day of October, 1978.

Betty A. Nash
Notary Public

My Commission Expires: 5-14-80

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $30,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

John L. Merritt
Affiant

Subscribed and sworn to before me, this the 17 day of October, 1978.

William T. Sellers
Notary Public

My Commission Expires: July 23, 1982

E 95796

OCT 23 78 REFERENCE

OCT 23 78	CONV	30,000.00			
OCT 23 78	S'TAX		B*	78.00	
OCT 23 78	PR'FEE		B*	.50	
OCT 23 78	W'DEED		B*	4.00	* 82.50