BOOK 5365 PAGE 756

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:	MICHAEL RICCIO II AND WIFE, CHRISTY NEWTON RICCIO 4537 Woodside Circle Old Hickory, Tennessee 37138
SEND TAX BILLS TO:	EXCHANGE BOND AND MORTGAGE CORPORATION 1835 Savoy Drive N.E., #205 Atlanta, Georgia 30341
PREPARED BY:	CLYDE PAUL HOLLAND, ATTORNEY 2016 Parkway Towers Nashville, Tennessee 37219
MAP-PARCEL NOS:	64-8-45

F.O.I.O.O.I.

IDENTIF. REFERENCE T

Nov 20 1 10 PM '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 $ 57,900.00 Affiant Christy Newton Riccio

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of November, 1978
DATE

NOTARY PUBLIC

COMMISSION EXPIRES

AFFIX SEAL

NOTARY PUBLIC STATE AT LARGE STATE OF TENNESSEE

FOR AND and IN CONSIDERATION OF the sum of ...TEN DOLLARS... ($10.00) ...DOLLARS

Cash in hand paid by Michael Riccio, II and wife, Christy Newton Riccio, 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 MICHAEL RICCIO II and wife, CHRISTY NEWTON RICCIO, GRANTEES THEIR their (his, her, its) heirs, successors and assigns, a certain tract or parcel of land in Daivdson County, State of Tennessee, described as follows, to wit:

Land in Davidson COunty, Tennessee, being Lot No. 10 on the Plan of Woodside Subdivision, Section I, of record in Book 5050, page 75, Register's Office for said County.

Said Lot No. 10 fronts 140.38 feet on the westerly side of Woodside Circle and extedns back 164.65 feet on the northerly line and 170.04 feet on the southerly line to a dead line in the rear, being the easterly margin of General Kershaw Drive, measuring 152.66 feet thereon.

Being part of the same proeprty 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.

NOV20 78	CONV	57,900.00			
NOV20 78	S'TAX		B*	150.54	
NOV20 78	PR'FEE		B*	.50	
NOV20 78	W'DEED		B*	4.00	* 155.04

unimproved ( )
This is improved (X) property, known as .....4537 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 ...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 17th ..... day of ..NOVEMBER....., 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 ...17 day of ...NOVEMBER..... 19..78

8-18-81
Comission Expires

Notary Public

(AFFIX SEAL)

CLYDE P. HOLLAND NOTARY PUBLIC AT LARGE

{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)