File #2

8224 04/25 148.02- CHECK

WARRANTY DEED

BOOK 5425 PAGE 804

FROM BEN MERRITT AND WIFE, BONNIE R. MERRITT, DBA BEN MERRITT CONSTRUCTION COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	JOHN R. BOZARTH II AND WIFE, DEBRA V. BOZARTH 4513 Woodside Circle Old Hickory, Tennessee 37138
SEND TAX BILLS TO:	EXCHANGE BOND & MORTGAGE CORPORATION 1835 Savoy Drive NE 205 Verre' Centre Atlanta, Georgia 30341
PREPARED BY:	CLYDE PAUL HOLLAND, Attorney 2016 Parkway Towers Nashville, Tennessee 37219
MAP-PARCEL NOS:	64-8-39 4D 50112

{STATE OF TENNESSEE COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,250.00 Affiant J. R. Bozarth II

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of April, 1979
DATE

Jeanette L. Banks
NOTARY PUBLIC

July 27, 1981
COMMISSION EXPIRES

AFFIX SEAL

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

cash in hand paid by JOHN R. BOZARTH II AND WIFE, DEBRA V. BOZARTH, and other good and valuable consideration, the receipt of which is hereby acknowledged,

BEN MERRITT AND WIFE, BONNIE R. MERRITT, DBA BEN MERRITT CONSTRUCTION COMPANY

GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

JOHN R. BOZARTH II AND WIFE, DEBRA V. BOZARTH

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:

BEING Lot No. 4 on the Plan of Woodside Subdivision, Section 1, of record in Book 5050, Page 75, Register's Office for Davidson County, Tennessee.

SAID Lot No. 4 fronts 89.62 feet on the southerly side of Woodside Circle and extends back 209.20 feet on the easterly line and 142.34 feet on the westerly line to a dead line in the rear, which is the northerly margin of Saundersville Road, measuring 202.12 feet thereon.

BEING a part of the same property conveyed to Ben Merritt and wife, Bonnie R. Merritt, d/b/a Ben Merritt Construction Company, by warranty deed from First American National Bank of Nashville, of record in Book 5147, Page 941, Register's Office for Davidson County, Tennessee.

SUBJECT to all easements, restrictions and matters of public record, including taxes for the year 1979 and subsequent years.

F. 2 5 8 1. 6.

IDENTIF. REFERENCE T

APR 25 9 40 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (X) property, known as 4513 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 the undersigned GRANTORS do(es) further covenant and bind ourselves, our heirs and representatives, to WARRANT and forever defend the title to the said GRANTEES, their heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hand s this 20th day of April, 19 79

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, Tennessee
City State

this 20th day of April 1979

July 27, 1981
Commission Expires

Jeanette L. Banks
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)

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5425 PAGE 806

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			55250.00- CO	
			143.52 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK 148.02-	
8224	A04/25/79		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 2581.6

IDENTIF. REFERENCE

APR 25 9 40 AM '79

FELIX Z. WILSON JT. REGISTER
DAVIDSON COUNTY, TENN.

No. 679500