FILE BOX #2

WARRANTY DEED

BOOK 5477 PAGE 451

1861 08/06 172.60- CHECK

FROM BEN MERRITT and wife, BONNIE R. MERRITT, DBA BEN MERRITT CONSTRUCTION COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	HAYES RUTLEDGE and wife, CLARA B. RUTLEDGE 4657 Woodside Drive Old Hickory, Tennessee 37138
SEND TAX BILLS TO:	SAME.
PREPARED BY:	CLYDE PAUL HOLLAND, ATTORNEY 2016 Parkway Towers Nashville, Tennessee 37219
MAP-PARCEL NOS:	Davidson 64-4-67 4D 50016

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

{STATE OF TENNESSEE COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,900.00 Affiant Hayes Rutledge

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of August, 1979
DATE

Jeanette L. Banks
NOTARY PUBLIC

July 27, 1981
COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of TEN AND 00/100

($10.00) DOLLARS

cash in hand paid by Hayes Rutledge and wife, Clara B. Rutledge, and other good and valuable consideration, 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 HAYES RUTLEDGE and wife, CLARA B. RUTLEDGE, GRANTEES, their (his, her, its) heirs, successors and assigns, a certain tract or parcel of land in Davidson County and Wilson County, State of Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY AND WILSON COUNTY, TENNESSEE, BEING LOT NO. 61 ON THE PLAN OF WOODISDE SUBDIVISION, SECTION II, AS OF RECORD IN BOOK 5200, PAGE 98, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND IN PLAT BOOK 16, PAGE 147, REGISTERS OFFICE FOR WILSON COUNTY, TENNESSEE.

SAID LOT NO. 61 FRONTS 107 FEET ON THE WESTERLY SIDE OF WOODSIDE DRIVE AND RUNS BACK 168.52 FEET ON THE SOUTHERLY LINE AND 202.07 FEET ON THE NORTHERLY LINE TO A REAR LINE ON WHICH IT MEASURES 112.14 FEET.

BEING PART OF THE SAME PROPERTY CONVEYED TO BEN MERRITT AND WIFE, BONNIE R. MERRITT, DBA BEN MERRITT CONSTRUCTION COMPANY BY DEED FROM FIRST AMERICAN NATIONAL BANK OF RECORD IN BOOK 5202, PAGE 95, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND IN DEED BOOK 322, PAGE 79, REGISTERS OFFICE FOR WILSON COUNTY, TENNESSEE.

THE FRONT PORTION OF SAID LOT EXTENDS INTO WILSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND MATTERS OF PUBLIC RECORD, INCLUDING TAXES FOR THE YEAR 1979 AND SUBSEQUENT YEARS; RESTRICTIVE COVENANTS OF RECORD IN BOOK 5350, PAGE 425, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND IN TRUST DEED BOOK 439, PAGE 7, REGISTERS OFFICE FOR WILSON COUNTY, TENNESSEE; THE PLAN OF RECORD IN BOOK 5200, PAGE 98, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND IN PLAT BOOK 16, PAGE 147, REGISTERS OFFICE FOR WILSON COUNTY, TENNESSEE, SHOWS AN OWNERS CERTIFICATE, A 30-FOOT MINIMUM BUILDING SETBACK LINE FROM WOODSIDE DRIVE AND A 10-FOOT EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES ALONG THE REAR LOT LINE.

unimproved ( )
This is improved (X) property, known as ...4657 (Number) Woodside Drive (Street), 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 ..... the undersigned 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 ..... AUGUST ..... , 19 ..... 79 .....

F. 4. 3. 6. 4.
IDENTIF. REFERENCE
AUG 6 12 27 PM '79
FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

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 ..... August 19 79

July 27, 1981
Commission Expires

Jeanette A. 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)

Mail Box #2

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

BOOK 5477 PAGE 453

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
			63900.00- CO	
			166.14 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	172.64-
1861A08/06/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 4. 4. 3. 6. 4.

IDENTIF. REFERENCE

AUG 6 12 27 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 702438