FILE BOX #2

WARRANTY DEED

BOOK 5487 PAGE 77

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	~~JAMES D. BROOKS, JR. AND BETTY W. BROOKS , HIS WIFE~~ 4665 WOODSIDE DRIVE OLD HICKORY, TENNESSEE 37138
SEND TAX BILLS TO:	~~FIRST AND MID-SOUTH MORTGAGE COMPANY~~ P O BOX 2568 NASHVILLE, TENNESSEE 37219
PREPARED BY:	CLYDE PAUL HOLLAND, ATTORNEY 2016 PARKWAY TOWERS NASHVILLE, TENNESSEE 37219
MAP-PARCEL NOS:	64-4-70 4D50019

STATE OF TENNESSEE • JEANETTE S. SAMS • NOTARY PUBLIC AT LARGE

{STATE OF TENNESSEE COUNTY OF DAVIDSON}

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,650.00 Affiant James D. Brooks

SUBSCRIBED AND SWORN TO BEFORE ME THIS AUGUST 20, 1979 DATE

Jeanette S. Sams NOTARY PUBLIC

7-27-81 COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ----------TEN DOLLARS AND NO\100------

----------($10.00)---------- DOLLARS

CASH IN HAND PAID BY JAMES D. BROOKS, JR. AND BETTY W. BROOKS, HIS WIFE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

BEN MERRITT AND BONNIE R. MERRITT , HIS WIFE, DBA BEN MERRITT CONSTRUCTION COMPANY GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

JAMES D. BROOKS, JR. AND BETTY W. BROOKS , HIS WIFE

their (his, her, its) heirs, successors and assigns,

a certain tract or parcel of land in DAVIDSON-WILSON County, State of Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY AND WILSON COUNTY, TENNESSEE, BEING LOT NO. 63 ON THE PLAN OF WOODSIDE SUBDIVISION, SECTION II, OF RECORD IN BOOK 5200, PAGE 98, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND OF RECORD IN PLAT BOOK 16, PAGE 147, REGISTERS OFFICE FOR WILSON COUNTY, TENNESSEE.

SAID LOT NO. 63 FRONTS 72.12 FEET ON THE WESTERLY SIDE OF WOODSIDE DRIVE AND RUNS BACK 230.92 FEET ON THE SOUTHERLY LINE AND 232.22 FEET ON THE NORTHERLY LINE TO A REAR LINE, ON WHICH IT MEASURES 105.74 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 NASHVILLE, 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 LIES WITHIN THE BOUNDS OF 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.

unimproved ( )

BOOK 5487 PAGE 78

This is improved ( ) property, known as 4665 WOODSIDE DRIVE, 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 JAMES D. BROOKS, JR. AND BETTY W. BROOKS, HIS WIFE THEIR heirs, successors and assigns, forever.

AND WE do covenant with the said JAMES D. BROOKS, JR. AND BETTY W. BROOKS, HIS WIFE 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, BEN MERRITT AND BONNIE R. MERRITT, HIS WIFE, DBA BEN MERRITT CONSTRUCTION COMPANY 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 JAMES D. BROOKS, JR. AND BETTY W. BROOKS, HIS WIFE THEIR heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR hand S this 20TH day of AUGUST, 19 79

Ben Merritt
BEN MERRITT

Bonnie R. Merrit
BONNIE R. MERRITT

{STATE OF TENNESSEE; COUNTY OF DAVIDSON } (Individual Acknowledgment)

Personally appeared before me, the undersigned, a Notery Public in and for said County and State, the within named BEN MERRITT, 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 20 day of AUGUST 19 79

Jeanette L. Banks
Notary Public

2-27-81
Comission Expires

(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)

CHECKED 08/03

6352

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.
AUG 23 8 47 AM '79

IDENTIFICATION REFERENCE

F 47905

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

RECEIVED OF _____

FOR _____ BOOK 5487 PAGE 79

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
			656650.00-	CO
			170.56	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	177.06-
6352	A	08/23/79	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 47905

IDENTIF. REFERENCE

AUG 23 8 47 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 706799