FILE BOX #2

WARRANTY DEED

BOOK 5627 PAGE 874

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	DIANE EDNA JACOBSON , SINGLE 1913 MEADOWCLIFF DRIVE NASHVILLE, TENNESSEE 37210
SEND TAX BILLS TO:	COMMERCE UNION BANK 800 MAIN ST. P.O. BOX 2569 NASHVILLE, TENNESSEE 37219
PREPARED BY:	CLYDE PAUL HOLLAND, ATTORNEY 65 MUSIC SQUARE EAST NASHVILLE, TENNESSEE 37203
MAP-PARCEL NOS:	95-5-A-59 3DZ 39722

{STATE OF TENNESSEE COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,900.00 Affiant Diane Edna Jacobson

SUBSCRIBED AND SWORN TO BEFORE ME THIS JULY DAY 22, 1980

Jeanette S. Banks NOTARY PUBLIC

July 27, 1981 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 DIANE EDNA JACOBSON, SINGLE, 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

DIANE EDNA JACOBSON , SINGLE

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:

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 59, BELLE ACRES, SECTION ONE, AS SHOWN ON PLAN OF RECORD IN BOOK 5200, PAGE 144, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT 59 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF MEADOWCLIFF DRIVE AND RUNS BACK ON THE WESTERLY LINE 91.15 FEET AND ON THE EASTERLY LINE 79.32 FEET TO A REAR LINE MEASURING 51.38 FEET THEREON.

BEING PART OF THE SAME PROPERTY CONVEYED TO BEN MERRITT AND BONNIE R. MERRITT, HIS WIFE, DBA BEN MERRITT CONSTRUCTION COMPANY, BY DEED FROM BELLE ACRES, INC., OF RECORD IN BOOK 5463, PAGE 247, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND MATTERS OF PUBLIC RECORD, INCLUDING TAXES FOR THE YEAR 1980 AND SUBSEQUENT YEARS.

unimproved ( )
This is improved (X) property, known as 1913 MEADOWCLIFF DRIVE, NASHVILLE, TENNESSEE 37210
Number Street City State Zip

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TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said DIANE EDNA JACOBSON, SINGLE HER heirs, successors and assigns, forever.

AND WE do covenant with the said DIANE EDNA JACOBSON, SINGLE 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 DIANE EDNA JACOBSON, SINGLE HER heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS OUR hand S this 22ND day of JULY, 1980

BEN 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, 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 22 day of JULY 19 80

July 27, 1981
Comission Expires

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

Comission Expires

Notary Public

(AFFIX SEAL)

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			47900.00- CO	
			124.54 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 131.04=	
			1121A07/23/80 BAL .01	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 98757

IDENTIF. REFERENCE

JUL 23 9 16 AM '80

No. 769356