Form No. WD-1

FILE BOX 3

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER. FOR THIS TRANSFER IS $ 38950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF July, 1981

Notary Public

MY COMMISSION EXPIRES: 1-22-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON – 295 PLUS PARK BOULEVARD, SUITE J – NASHVILLE, TN 37217

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott A. Knecht	The Kissell Company	Map 95-5-A
(NAME)	(NAME)	
2017 Lynmeade Drive	30 Warder Street	Parcel 55
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37210	Springfield, Ohio 45501	3DZ-39567
(CITY) (STATE) (P.O.ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BEN MERRITT and wife, BONNIE MERRITT, a Partnership, d/b/a BEN MERRITT CONSTRUCTION COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scott A. Knecht and wife, LaDonna T. Knecht

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OR LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING LOT 55, Belle Acres Subdivision, as recorded in Plat Book 5200, Page 144, Register's Office for Davidson County, Tennessee. and revised in Plat Book 5200, Page 227, Register's Office of Davidson County, Tennessee, reference to which is hereby made for a more complete description of said lot.

This being a portion of the property conveyed to Ben Merritt and wife, Bonnie R. Merritt, d/b/a Ben Merritt Construction Company by deed from Belle Acres, Inc. of record in Deed Book 5694, Page 648, Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Deed Book 5408, Page 360 and Deed Book 5412,Page 771, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions, set-back lines, easements and rights-of-way for public utilities.

This is unimproved ( ) improved (xx) property, known as 2017 Lynmeade Drive (House Number) (Street) Nashville, TN 37210 (P. O. Address) (City or Town) (Postal 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 heir 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, unless otherwise herein set out; and we do 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 and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 29th day of July, 19 81

BEN MERRITT CONSTRUCTION COMPANY

BY: Ben Merritt

Ben Merritt

Bonnie Merritt

Bonnie, Merritt

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STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ben Merritt and wife, Bonnie Merritt, d/b/a Ben Merritt Construction Company

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of July, 19 81

Commission expires 1-22-84

Notary Public:

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainer, and corporation, and that (he) as such (they) and _____, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19 _____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Ben Merritt Construction Co.

TO

Scott A. Knecht and wife,

LaDonna T. Knecht

G 5.3.7.4 7

IDENTIF. REFERENCE

AUG 4 11 56 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

EDWARD SEDDON
ATTORNEY - AT - LAW
295 Plus Park Blvd., Suite J
Nashville, Tennessee 37217

473 08/04 107.64- CHECK

FILE BOX 3

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
			38950.00- CO	
			101.14 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 107.64-	
0473A08/04/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5.3.7.4

IDENTIF. REFERENCE

AUG 4 11 56 AM '81

FELIX Z. WILSON II
DAVIDSON COUNTY, TENN.

No. 836248