This instrument prepared by:
GULLETT, SANFORD & ROBINSON
230 Fourth Avenue North
Nashville, Tennessee 37219

File 44

BOOK 6309 PAGE 672

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $11,500.00.

Tommy K. Boyte
Affiant

Subscribed and sworn to before me, this 5 day of June, 1984.

Notary Public

My Commission expires: 4-7-87

Address new owners as follows:

Tommy Boyte, et ux
Bidwell Road
Nashville, TN

Send Tax Bills to:

2716 Barclay Dr.
Nashville, Tn. 37206

Map-Parcel Numbers

14 - 168
14038452

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, GILBERT S. MERRITT, JR., unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto TOMMY BOYTE AND WIFE, SHERAN B. BOYTE, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Sugar Ridge, Section "A", of record in Book 5200, page 599, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Gilbert S. Merritt, Jr., by deed from Margaret J. Eggstien, Annie Eggstien Reeves, Doris Eggstien Gienger and Elise Eggstien Luton of record in Book 3945, page 636, Register's Office for said County.

This conveyance is subject to the following:

1. 1984 Metro taxes prorated and assumed by Grantees.

2. Restrictive covenants contained in instrument of record in Book 6131, page 411; as amended in Book 6298, page 124, said Register's Office.

3. The Plan of record in Book 5200, page 599, said Register's Office, shows an owners certificate, a 10 foot easement for public utility and drainage purposes along the northwesterly and rear lines of said lot, a drainage way crossing said lot at its approximate center, and a 2.5 x 25 foot utility anchor easement located on the

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2783

southwest corner of said lot, and a 2.5 x 25 foot utility anchor easement located on the southeast corner of said lot. Said plan also indicates building site and area for installation of sewage soil absorption system which is to remain undisturbed. No cut, fill, driveway, or waste water line installation is to be allowed within the area designated to absorption system. Said plat also shows the following note: "No building permit shall be issued for lots 5 thru 13 until served by Public Water or a performance bond posted with the Metropolitan Planning Commission.

4. Easement granted American Telephone and Telegraph Company by Charles Eggstien, of record in Book 1511, page 156, said Register's Office.

5. Letter from Metropolitan Tax Assessor of record in Book 5612, page 43, said Register's Office, regarding classification of the parcel of which subject property is a part.

6. Grantees agree that no structure will be erected on subject property closer than 150 feet to Bidwell Road, which restriction shall run with the land and bind Grantees' successors and assigns.

This is improved property, known as _____ Bidwell Road
(House Number) (Street)

_____ Nashville, TN _____
(P. O. Box) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to said Grantees, theirs 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 my hand this 5 day of June, 1984.

Gilbert S. Merritt, Jr.

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN
JUN 6 12 31 PM '84

IDENTIF. REFERENCE

12725.5

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gilbert S. Merritt, Jr., unmarried, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5 day of June, 1984.

Notary Public

My Commission Expires: 4-17-87

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

11501.00- CAMT.
29.90 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 36.40-
2783A08/08/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

JUN 8 12 31 PM '84

REGISTER
DAVIDSON CO. TENN.

No. 0042148