data\merritt.wd

Map 116 Group 03-C Parcel 153.00

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson
Dominion Bank Building
198 East Main Street
Franklin, Tennessee 37064
(615) 790-9678

Send Tax Bills To:
New Owner

New Owner:

Stephen E. & Lisa M. Merritt
~~294 Comree Road~~ 357 Huntington Ridge Drive
Nashville, TN 37211

Mortgagee:

Dominion Bank of Middle TN
198 E Main
Franklin, TN 37064

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, PHILLIPS PARTNERS, a Tennessee General Partnership, Grantor(s), has bargained and sold and by these presents does transfer and convey unto STEPHEN E. MERRITT and wife, LISA M. MERRITT, Grantee, their heirs and assigns, the property described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 47 on the plan of Myrtlewood, Section Nine, as shown on the plan of record in Book 6200, page 964, Register's Office for said County, to which reference is made for a more complete description, which is incorporated herein as if copied verbatim.
>
> Being a portion of the property conveyed to Phillips Partners by deed from William Hume Barr, Trustee, of record in Book 8167, page 467, said Register's Office.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, their heirs and assigns forever.

AND IT DOES COVENANT with the said Grantee that it is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except of record in the Register's Office for Davidson County, Tennessee as follows: (1) Subject to restrictive covenants of record in Book 8194, page 197; (2) Subject to all matters on the Plan of record in Plat Book 6200, page 964; (3) Subject to Deed of Conveyance for water and sewer of record in Book 8377, page 920; (4) Subject to easements to State of Tennessee, as set forth in instrument of record in Book 7950, pages 227 and 230; (5) 1991 taxes are a lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantee when due and payable.

AND IT DOES FURTHER COVENANT and bind itself, its successors and representatives, to warrant and forever defend the title to said property, to the said Grantee, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS its hand(s) on this the 14 day of August, 1991.

PHILLIPS PARTNERS, a Tennessee General Partnership

By: Betty P. Hagan
BETTY P. HAGAN, Partner

By: William B. Phillips
WILLIAM B. PHILLIPS, Partner

By: Samuel H. Hagan
SAMUEL H. HAGAN
Attorney in fact for
William B. Phillips

Samuel H. Hagan
SAMUEL H. HAGAN

Linda W. Phillips
LINDA W. PHILLIPS

By: Samuel H. Hagan
SAMUEL H. HAGAN
Attorney in fact for
Linda W. Phillips

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, Marie A. Sweeney, a Notary Public of said County, BETTY P. HAGAN, the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the general partner of Phillips Partners, a Tennessee General Partnership, and is authorized to execute this instrument on behalf of Phillips Partners, a Tennessee General Partnership.

Witness my hand, at office in Franklin, TN, this 14 day of August, 1991.

Marie A. Sweeney
NOTARY PUBLIC

My Commission Expires: 7-3-94

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, Marie A. Sweeney, a Notary Public of the State and County aforesaid, personally appeared SAMUEL H. HAGAN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact for Linda W. Phillips and is authorized by Linda W. Phillips to execute this instrument as her attorney-in-fact.

Witness my hand and seal, at office in Franklin, TN, this 14 day of August, 1991.

Marie A. Sweeney
NOTARY PUBLIC

My Commission Expires: 7-3-94

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, Marie A. Sweeney, a Notary Public of said County, SAMUEL H. HAGAN, the within named bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of August, 1991.

Marie A. Sweeney
NOTARY PUBLIC

My Commission Expires: 7-2-94

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, Marie A. Sweeney, a Notary Public of the State and County aforesaid, personally appeared SAMUEL H. HAGAN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact for William B. Phillips who is a general partner of Phillips Partners (authorized to execute this instrument on behalf of Phillips Partners) and that Samuel H. Hagan is authorized by William B. Phillips to execute this instrument on behalf of William B. Phillips as his free act and deed as Partner of Phillips Partners.

Witness my hand and seal, at office in Franklin, TN, this 14 day of August, 1991.

Marie A. Sweeney
NOTARY PUBLIC

My Commission Expires: 7-2-94

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Thirty Five Thousand Dollars ($35,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

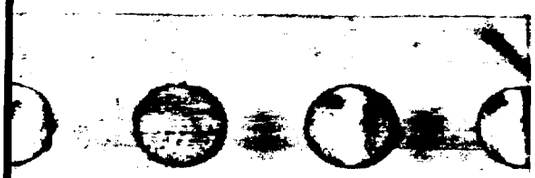
Stephen E. Hewett
AFFIANT

Sworn to and subscribed before me this 14 day of August, 1991.

Marie A. Sweeney
NOTARY PUBLIC

My Commission Expires: 7-2-94

AUG 15 11 25 AM '91



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

RECEIVED OF _____

FOR _____

BOOK 8421 PAGE 351



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

CAMT 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 9.00
TOTAL 139.50
CHECK 139.50

[illegible] 01 [illegible] 0001 3936

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



393880

[illegible]

AUG 15 11 25 AM '91

No. 450470