This Instrument Prepared By:
Brokers Escrow Services, Inc.
P. O. Box 140255
211 Donelson Pike, Suite 2
Nashville, Tennessee 37214

ADDRESS NEW OWNER:
Gary Merritt
P.O. Box 1636
Mt. Juliet, Tn 37131

MORTGAGEE:
None

Davidson County DEEDWARR
Recvd: 05/09/02 12:07 2pgs
Fees:13.00 Taxes:465.20
20020509-0057309

SEND TAX BILL TO:
owner

MAP & PARCEL
18-3-18 GO 12254

This is Direct Deeding of Replacement
Property Pursuant to IRC 1031

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JAMES E. MERRITT and wife LINDA GAYLE MERRITT ,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **GARY MERRITT**, a married man, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Connell Estates, Section 3, at Goodlettsville, as of record in Book 3600, Page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to **James E. Merritt and wife Linda Gayle Merritt** by Deed of record in Record Book 6679, Page 540, Register's Office for Davidson County, Tennessee.

This is improved property known as 309 Utley Drive, Goodlettsville, TN 37072.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Taxes resulting form supplemental revised or corrected assessments under T.C.A., section 67-5-603, et seq.
2. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 3600, Page 31 Register's Office for Davidson County, Tennessee.
3. Subject to all applicable zoning and planning restrictions and all health department rules and regulation, and any Home Owners Association fees that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out and GRANTORS do further covenant and bind themselves their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 8 day of May , 2002.

James E. Merritt

James E. Merritt

Linda Gayle Merritt

Linda Gayle Merritt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James E. Merritt and wife Linda Gayle Merritt**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 8 day of May, 2002.

Jenny M. Robertson

NOTARY PUBLIC

JENNY M. ROBERTSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires: 3-25-06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $125,729.76.

Christie J. Jarnon

AFFIANT

Subscribed and sworn to before me on this 8 day of May, 2002.

Rhonda S

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON CO., TN

My Commission Expires September 13, 2003