THIS INSTRUMENT PREPARED BY McWILLIAMS, BERRY AND OGLESBY, ATTORNEYS AT LAW, 125 THIRD AVENUE NORTH, FRANKLIN, TENNESSEE 37064

WARRANTY DEED

BOOK 4855 PAGE 147

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles L. Emerson, et ux. (NAME:)	Same (NAME:)	Map 115-15
6309 Bresslyn Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 19
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

Mail -1

For and in Consideration of the sum of Forty Six Thousand and no/100 ($46,000.00) *DOLLARS*

paid and to be paid as follows: $7,273.87 cash, the receipt of which is hereby acknowledged; $26,226.13 by the hereinafter named grantees assuming and agreeing to pay said unpaid principal amount owing to Forrest Oakley as evidenced by a promissory note executed by the hereinafter named grantors, said note being secured by a vendor's lien retained in an installment deed of record in Book 4553, page 56, RODC, Tennessee, to which reference is made for a more complete description of said indebtedness; and for the remaining $12,500.00 the grantees have executed 3 promissory notes payable to grantors. One of said notes is in the principal amount of $3,000.00 and is due on or before December 31, 1974 together with interest at 8% per annum; the second note is in the principal amount of $2000.00 and is due on or before September 1, 1975, together with interest at the rate of 8% per annum; and the third note is in the principal amount of $7,500.00 payable in 60 consecutive monthly installments of $152.08 each, beginning November 1, 1974, said installments including principal and interest at the rate of 8% per annum. Payment of the aforementioned notes is to be secured by a deed of trust executed contemporaneously herewith.
we, THOMAS O. SHELTON AND WIFE, LINDA B. SHELTON

have bargained and sold, and by these presents do transfer and convey unto the said CHARLES L. EMERSON AND WIFE, FERN EMERSON their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 290 on the Plan of Section "P" West Meade Farms, Inc., of record in Book 2133, page 22, Register's Office for said County.

Said Lot No. 290 fronts 131 feet on the southerly side of Bresslyn Road and runs back 224 feet on the easterly line and 206.9 feet on the westerly line, to a dead line measuring 229.5 feet thereon.

Being the same property conveyed to Thomas O. Shelton and wife, Linda B. Shelton, by deed of Forrest Oakley, unmarried, of record in Book 4553, page 56, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $ 46,000.00

Affiant

Subscribed and sworn to before me, this the 25th day of September, 1974

Notary Public

My commission expires: 11-30-74

(Affix Seal)

This is unimproved ( ) improved (X) property, known as 6309 Bresslyn Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles L. Emerson and wife, Fern Emerson their *heirs and assigns, forever.*

And we *do covenant with the said* Charles L. Emerson and wife, Fern Emerson *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 by the aforementioned vendor's lien of record in Book 4553, page 56, matters appearing on the Plan of West Meade Farms, Inc. of record in Book 2133, page 22, and restrictive covenants of record in Book 2103, page 279, all in the Register's Office of Davidson County, Tennessee and by taxes for the year 1974 which will be prorated and paid by grantees when due.

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* Charles L. Emerson and wife, Fern Emerson, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands this 18th *day of* September, *19* 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas O. Shelton M.D.

Linda B. Shelton

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STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

Personally appeared before me, Peggy D. Hood, a Notary Public in and for said County and State, the within named Thomas O. Shelton, one of

the 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 and official seal at Franklin, Tennessee, this 18th day of September, 19 74.

Peggy D. Hood, Notary Public.

Commission Expires April 28, 1975

STATE OF TEXAS
COUNTY OF TRAVIS

Personally appeared before me, Barry S. Carter, a Notary Public in and for said County and State, the within named Linda B. Shelton, one of

the bargainor s, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at AUSTIN, TRAVIS, TEXAS this 21 day of September, 19 74.

Barry S. Carter, Notary Public.

NOTARY PUBLIC, IN AND FOR TRAVIS COUNTY, TEXAS
MY COMMISSION EXPIRES JUNE 1, 1978

Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., 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.....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

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WARRANTY DEED

FROM

THOMAS O. SHELTON, ET UX.

TO

CHALRES L. EMERSON, ET UX.

IDENTIF. REFERENCE

SEP 26 9 37 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
S. W. Corner Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE 37201

SEP 26 74	CONV	46,000.00			
SEP 26 74	S'TAX		A* 119.60		
SEP 26 74	PR'FEE		A* .50		
SEP 26 74	W'DEED		A* 8.00	*	128.10