WARRANTY DEED

BOOK 4887 PAGE 658

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles B. Emerson & wife, Helen S. Emerson	Home Federal Savings & Loan Association	Map 159-2
(NAME) 1244 Cliftee Drive	(NAME) 230 Fourth Avenue, North	#24
(STREET ADDRESS OR ROUTE NUMBER) Brentwood, Tennessee 37027	(STREET ADDRESS) Nashville, Tennessee 37219	FH 25540
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	MC

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) ---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, it, the undersigned

HAURY AND SMITH CONTRACTORS, INC.

have this day bargained and sold, and do hereby transfer and convey unto the said

CHARLES B. EMERSON and wife, HELEN S. EMERSON

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No.12 on the Plan of Taggartwood Estates, as of record in Book 4175, page 60, Register's Office for said County described as follows:

Beginning on the westerly margin of Cliftee Drive at the corner of Lots Nos. 12 and 13, thence with a line between said two lots South 74° 00' West 291.65 feet; thence, North 24° 32' West 79.6 feet; thence, North 19° 08' West 94.28 feet; thence, North 7° 03' West 164.58 feet; thence, South 89° 33' East 40 feet to the corner of Lots Nos. 11 and 12; thence with a line between said two lots South 59° 37' East 386.86 feet to the westerly margin of Cliftee Drive; thence with the same southerly 48.56 feet to the beginning.

Being the same property conveyed to Haury and Smith Contractors, Inc. by deed from H & S Development Company, Inc., et al, of record in Book 4740, page 255, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 66,750.00

Subscribed and sworn to before me, this the 4th day of February 19 75

Affiant

My commission expires: 4/27/77 (Affix Seal)

Notary Public

This is (unimproved) (X) improved property, known as 1244 Cliftee Drive, Nashville, Tennessee 37027
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Charles B. Emerson and wife, Helen S. Emerson

their *(successors),*

heirs and assigns forever. It *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except for 1975 taxes, restrictions of record in Book 4173,pg.193,made applicable in Bk.4352,pg.72, & Plan of record in Bk.4175,pg.60, said Register's Office.

It *further covenant and bind* itself, its *heirs and representatives, to warrant and forever defend the title to said real estate to said* Charles B. Emerson and wife, Helen S. Emerson

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 4th day of February, 1975, the *corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

HAURY AND SMITH CONTRACTORS, INC.

BY: Reese L. Smith, Jr., President

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
916 L & C Tower
Nashville, Tenn. 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., a Notary Public in and for said County and State, ...

.....

.....

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

Witness my hand and official seal at.....Tennessee, this.....day of....., 19.....

.....Notary Public

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Gail Pigg, a Notary Public of the State and County aforesaid, personally appeared Reese L. Smith, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the Haury and Smith Contractors, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 4th day of February, 19 75.

Gail Pigg Notary Public

Commission expires 4/27/77

NOTARY PUBLIC LARRY E. PIGG DAVIDSON COUNTY, TENN.

File In File Room
L-600-197-2

WARRANTY DEED

FROM
Haury & Smith Contractors, Inc.
TO
Charles B. Emerson et ux

C 8 6 7 7 9

IDENTIF. REFERENCE

FEB 6 2 55 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB-6 75	CONV	66,750.00			
FEB-6 75	S'TAX		A*	173.42	
FEB-6 75	PR'FEE		A*	.50	
FEB-6 75	W'DEED		A*	4.00	* 177.92

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238