BOOK 4985 PAGE 479

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

$47,500.00 David H. Emerson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December 1975.

Notary Public

MY COMMISSION EXPIRES: 1-29-79
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David H. Emerson (NAME)	Mortgage Associates, Inc. (NAME)	7DA 06475
809 Wilson Blvd. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 81386 (STREET ADDRESS)	Map 116-4
Nashville, Tn. 37217 (CITY) (STATE) (P. O. ZIP)	Chabmlee, Georgia 30341 (CITY) (STATE) (ZIP)	Parcel 168

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Joseph William Van Derveer et ux Carolyn R. Van Derveer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David H. Emerson et ux Elizabeth C. Emerson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING the southerly 25 feet of Lot No. 1 and the northerly 50 feet of Lot No. 2 on the Plan of W. M. Cantrell's Subdivision, Block "L", of record in Book 332, page 85, Register's Office, Davidson County, Tennessee.

SAID parts of lots 1 and 2 front the westerly margin of Wilson Boulevard 75 feet and run back between parallel lines which measure 250 feet to a line in the rear on which it measures a total of 75 feet.

BEING the same property conveyed to Joseph William Van Derveer et ux Carolyn R. Van Derveer by deed from Douglas C. McLaughlin et ux Mary B. McLaughlin of record in Book 4597, page 605, said Register's Office.

THIS conveyance is made subject to all easements and restrictions of record in the Register's Office, Davidson County, Tennessee.

This is unimproved ( ) improved (XXX) property, known as 809 South Wilson Blvd., Nashville, Tennessee 37217
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their 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 our hand s this 31st day of December, 19 75

Joseph William Van Derveer

Carolyn R. Van Derveer

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph William Van Derveer et ux Carolyn R. Van Derveer

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of December 19 75.

Commission expires 1/29/79

Eudene Mc[illegible]
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 ____.

My commission expires _____

_____
Notary Public

D 30863

WARRANTY DEED

FROM
JOSEPH WILLIAM VAN DERVEER ET UX

TO
DAVID H. EMERSON ET UX

FILE BOX # 12

IDENTIF. REFERENCE

JAN 6 8 56 AM '76

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

JAN-6-76	CONV	47,500.00			
JAN-6-76	S'TAX		B*	123.50	
JAN-6-76	PR'FEE		B*	.50	
JAN-6-76	W'DEED		B*	4.00	* 128.00