This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5026 PAGE 484

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Betty Jane Emerson	Fidelity Federal	129-8 Par. 61
(NAME) 1028 Percy Warner Boulevard	(NAME) 401 Union Street	7D-36211
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tenn. 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

cash in hand paid by Betty Jane Emerson and Lucia Emerson, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Becky Barton, a widow,

have this day bargained and sold, and do hereby transfer and convey unto the said Betty Jane Emerson and Lucia Emerson, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 62 on the Plan of Section I, Warner Park Valley, as of record in Book 3600, pages 12, 13 and 14, Register's Office for said County.

Said Lot fronts 100 feet on the southeasterly side of Percy Warner Boulevard and extends back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Becky Barton by deed from William R. Link and wife, of record in book 4949, page 55, said Register's Office.

This conveyance is made subject to 10-foot easement for public utility purposes along the rear and northeasterly line of said lot, a 30-foot minimum building setback line from Percy Warner Boulevard, and a 25-foot easement for public utility purposes along the rear and northeasterly line of said lot, and conditions of owners certificate, as shown on plan of record in book 3600, pages 12, 13 and 14, Register's Office for said County; and to restrictive covenants of record in Book 3466, page 89, Book 3534, page 128, Book 3577, page 511, and Book 3702, page 465, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 41,500.00

Subscribed and sworn to before me, this the 14th day of May 19 76

My commission expires: My Commission Expires Dec. 11, 1978 (Affix Seal)

Affiant

Notary Public

This is unimproved ( ) improved (X) property, known as 1028 Percy Warner Boulevard, Nashville, Tennessee
(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 Betty Jane Emerson and Lucia Emerson, their *(successors), heirs and assigns forever.* I *covenant that* I am *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 1976 taxes which are prorated and assumed by the grantees.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Betty Jane Emerson and Lucia Emerson, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 14th *day of* May, 19 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Becky Barton

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Lee E. Crawford, *a Notary Public in and for said County and State,* Becky Barton,

the within named bargainor, 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 Nashville, Tennessee *this* 14th *day of* May, *19* 76.

Lee E. Crawford
Notary Public

My Commission Expires Dec. 11, 1978
Commission expires

LEE E. CRAWFORD NOTARY PUBLIC DAVIDSON COUNTY

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.....

Loan No. 110894-6

WARRANTY DEED

FROM
Becky Barton

TO
Betty Jane Emerson et al.

D 49747

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

IDENTIF. REFERENCE

MAY 18 3 07 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

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First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

MAY 18 76	CONV	41,500.00			
MAY 18 76	S'TAX		B*	107.90	
MAY 18 76	PR'FEE		B*	.50	
MAY 18 76	M'DEED		B*	4.00	* 112.40