FORM NO. WD-1

BOOK 5073 PAGE 48

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,000.00

Charles L. Emerson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF September, 1976.

Marbut Gaston, Jr.
Notary Public

MY COMMISSION EXPIRES: 5-29-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARBUT GLENN GASTON, JR., ATTORNEY 3300 Hillsboro Road, Nashville, Tennessee-37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles L. Emerson, et ux (NAME)	1st Federal Savings & Loan Ass'n. (NAME)	Map 142-2
205 Carriage Drive (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue, North (STREET ADDRESS)	Par 162
Nashville, Tennessee-37221 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee - 37201 (CITY) (STATE) (ZIP)	9D-05461

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, PHILLIP M. LOUGHREY and wife, SUZANNE E. LOUGHREY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES L. EMERSON and wife, DILLA FERN 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:

LAND in Davidson County, Tennessee, being Lot No. 207 on the Plan of Cross Timbers, Section 4, as of record in Book 4175, page 54, Register's Office for Davidson County, Tennessee.

SAID Lot No. 207 fronts 85.96 feet on the north side of Carriage Drive and extends back 105.7 feet on the westerly line and 179.21 feet on the easterly line to a dead line in the rear on which it measures 123.20 feet.

BEING all the same property conveyed to Phillip M. Loughrey and wife, Suzanne E.Loughrey, by deed from Hillsboro Homes, Inc., of record in Book 4399, page 855, Register's Office for Davidson County, Tennessee.

SUBJECT to 1976 taxes which Grantees assume.

SUBJECT to restrictive covenants of record in Book 4317, page 284, and limitations contained on the Plan of record in Book 4175, page 54, Register's Office for Davidson County, Tennessee.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to First Federal Savings & Loan Association, of record in Book 4633, page 458, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees. Grantees agree to advise Grantor if note is in default.

This is unimproved ( ) improved (X) property, known as 205 Carriage Drive, Nashville, Tennessee - 37221
(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 hands this 24th day of September, 1976

Phillip M. Loughrey

Suzanne E. Loughrey

STATE OF TENNESSEE
Davidson County

BOOK 5073 PAGE 49

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip M. Loughrey and wife, Suzanne E. Loughrey

the bargainors, 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 24th day of September 19 76.

Commission expires 5-29-77

Notary Public

MARBUT GLENN GASTON, JR. NOTARY PUBLIC NASHVILLE, TENN.

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 (their several oaths) (his oath) (themselves) (himself) acknowledged 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

MGG:jr

WARRANTY DEED

FROM

PHILLIP M. LOUGHREY, ET UX

TO

CHARLES L. EMERSON, ET UX

D 70165

IDENTIF. REFERENCE

SEP 29 10 19 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

MARBUT GLENN GASTON, JR.
ATTORNEY AT LAW
3300 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

SEP 29 76	CONV	39,000.00			
SEP 29 76	S'TAX		B*	101.40	
SEP 29 76	PR'FEE		B*	.50	
SEP 29 76	W'DEED		B*	4.00	* 105.90