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ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
	First Federal Savings & Loan	OH-15662
(NAME)	(NAME)	
	Union at Fourth	160-9-18
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
	Nashville, Tennessee 37219	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which are hereby acknowledged,

I, J. E. Adams,

MAR 15 77	CONV	90,000.00			
MAR 15 77	CONV	30,000.00			
MAR 15 77	S'TAX		B*	312.00	
MAR 15 77	PR'FEE		B*	.50	
MAR 15 77	W'DEED		B*	4.00	* 316.50

have bargained and sold, and by these presents do transfer and convey unto the said W. Ralph Emery and wife, Joy K. Emery

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 219 on the Plan of Oak Hill Estates, Section 2, of record in Book 4460, pages 36, 37, and 38, said Register's Office, and being described as follows:

Beginning at a point in the southeasterly margin of Forest Acres Drive at the common front corner of lots 219 and 220; thence with the line between said lots S 70° 45' E 278.97 feet to a point; thence N 24° 49' E 55.83 feet to a point; thence N 49° 13' W 26.80 feet to a point; thence N 31° 01' E 95.00 feet to a point, said point being the common rear corner of lots 218 and 219; thence with the line between said lots N 61° 56' W 264.18 feet to a point in the southeasterly margin of Forest Acres Drive; thence with the same in a southwesterly direction 200.00 feet to the point of beginning.

Being part of the same property conveyed to J. E. Adams by deed from J. B. Downey, Trustee, of record in Book 4584, page 411, said Register's Office.

James E.Adams,herein named as Grantor,is married to Mary L. Adams and an instrument has been filed in the Register's Office for Davidson County, Tennessee, by James E. Adams and wife, Mary L. Adams, in Book 2274, page 491, wherein the homestead of said parties has been set up, set apart and established in other property than the premises in question. The said James E. Adams and J. E. Adams are one and the same person.

This conveyance is subject to easements, restrictions, setback lines of record, and taxes for the current year, applicable to said property.

unimproved ( )
This is improved (X) property, known as 5425 Forest Acres Drive (House Number) (Street)
Nashville, Tennessee 37220 (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 11 day of March, 19 77.

J. E. Adams

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Jerry Ray Moore a Notary Public in and for said County and State, the within named J. E. Adams, a married person,

the bargainor —, 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 Nashville, Tennessee, this 18 day of March, 1977.

My commission expires August 13, 1980 Notary Public Jerry Ray Moore

JERRY MOORE NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 120,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

W. Ralph Emery

Sworn to and subscribed before me this 18 day of March, 1977.

My commission expires August 13, 1980 Notary Public Jerry Ray Moore

JERRY MOORE NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE STATE OF TENNESSEE

This instrument was prepared by:	
Name	Address
~~This instrument prepared by~~ STEPHENSON, LACKEY AND WAITE	First Federal Building, Nashville, Tennessee 37219

WARRANTY DEED

FROM J. E. ADAMS

TO RALPH EMERY AND WIFE, JOY K. EMERY

D 93735

IDENTIF. REFERENCE

MAR 15 2 09 PM '77

FILED AND REGISTER DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219