WARRANTY DEED

BOOK 5177 PAGE 766

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JAMES F. EMERY et ux	Fidelity Federal Savings & Loan	Map 136-6
(NAME)	(NAME)	
229 Clearlake Drive, W.	401 Union Street	Parcel 10
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37217	Nashville, Tennessee	2D60728
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00)

Dollars,

cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged and the agreement of the grantees herein to assume the balance due and owing on a note payable to Fidelity Federal Savings & Loan Association which note is secured by a deed of trust of record in Book 4688, page 207, Register's Office for Davidson County, Tennessee.

WILLIAM G. SHUTE and wife, JOANNE E. SHUTE, Grantors

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES F. EMERY and wife, PATRICIA P. EMERY, Grantees, their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 218, as shown on the Plan of Priest Lake Park, Section IV, of record in Book 4460, pages 15, 16 and 17, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to William G. Shute and wife, Joanne E. Shute by deed from Hardman D. Hammond and wife, Rachel F. Hammond of record in Book 4789, page 256, Register's Office for said County.

This conveyance is subject to restrictive covenants of record in Book 4505, page 774 and plan of record in Book 4460, pages 15, 16 and 17 Register's Office for Davidson County, Tennessee, also 1977 property taxes which the Grantees assume in full.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 55,879.60

Subscribed and sworn to before me, this the 28th day of July, 19 77

Affiant

My commission expires: 3/8/79 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 229 Clearlake Drive, W. (House Number) (Street) Nashville P. O. Address: 37217 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said JAMES F. EMERY and wife, PATRICIA P. EMERY, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* JAMES F. EMERY and wife, PATIRCIA P. EMERY, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 28th *day of* July, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

WILLIAM G. SHUTE

JOANNE E. SHUTE

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Carlton Barnes, *a Notary Public in and for said County and State,* WILLIAM G. SHUTE and wife, JOANNE E. SHUTE

the within named 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* 28th *day of* July, *19* 77.

Carlton Barnes
Notary Public

Commission expires 5/3/80

STATE OF TENNESSEE }
COUNTY OF }

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 .....

THIS INSTRUMENT WAS PREPARED BY:

Joe Saperstein
Suite 303, 4515 Harding Rd.
Nashville, Tennessee 37205

Mail

AUG-17	CONV	55,879.60			
AUG-17	S'TAX		B*	145.34	
AUG-17	PR'FEE		B*	.50	
AUG-17	W'DEED		B*	4.00	* 149.84

WARRANTY DEED

FROM
WILLIAM G. SHUTE and wife,

JOANNE E. SHUTE

TO
JAMES F. EMERY and wife,

PATRICIA P. EMERY

TITLE INSURED BY POLICY NUMBER:
43-013-5094F

E 17453

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