Prepared by Williams, Shield, Wildman Attorneys 101 Cumberland Ave, Nashville, TN

WARRANTY DEED

BOOK 5239 PAGE 654

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William R. Emery etux (NAME)	Fidelity Federal (NAME)	72-12
2101 Ridgecrest Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union St (STREET ADDRESS)	125 TS
Nashville, Tennessee 37216 (CITY) (P. O. ZONE) (STATE)	Nashville Tn 37219 (CITY) (ZONE) (STATE)	15DZ54225

FOR AND IN CONSIDERATION of the sum of Ten and no/100- -($10.00) *Dollars,* cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration.

I, ESTHER L. BRADLEY, Executrix and Sole Beneficiary of the Estate of James Newt Binkley

have this day bargained and sold, and do hereby transfer and convey unto the said

WILLIAM R. EMERY and wife, JEAN RENEE EMERY

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee described as follows towit: Being Lot No. 134 on the Map of Dalewood, Section II, as of record in Book 1835, Page 6, Register's Office for said County, as described as follows:

Beginning at a point in the east margin of Ridgecrest Dr. at the corner of Lots Nos. 134 and 135; thence with the line between said lots, easterly 130 feet to a point; thence southerly 109.7 feet to the north margin of Piedmont Drive; thence with the margin of the same westerly 105 feet to the beginning of a curve; thence around said curve, northerly 39.3 feet to the east margin of Ridgecrest Dr; thence with the margin of the same northerly 85 feet to the beginning.

Being the same property conveyed to James N. Binkley and wife, Anna B. Binkley by deed from Greenview Homes, Inc. of record in Book 1874, Page 91, Register's Office for Davidson County, Tennessee. Anna B. Binkley predeceased James N. Binkley on June 29, 1970. James N. Binkley died testate on August 14, 1977, his Last Will & Testament being duly probated in the Probate Court for Davidson County, Docket #64711. Said will is of record in Will Book 121, Page 261, Probate Court Clerks Office and names Esther L. Bradley as the sole beneficiary and the Executrix with full power to convey any and all property real or personal.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 24,000.00

Subscribed and sworn to before me, this the 22nd day of December 19 77

[signature] Affiant

My commission expires Nov. 21, 1979 (Affix Seal)

[signature] Notary Public

This is ~~unimproved~~ improved (X) property known as 2101 Ridgecrest Drive, Nashville, Tennessee 37216
(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 William R. Emery and wife, Jean Renee Emery 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.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* William R. Emery and wife, Jean Renee Emery *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 22nd *day of* December 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.*

[signature] Esther L. Bradley Executrix

Esther L. Bradley, Executrix for the Estate of James Newt Binkley

[signature] Esther L. Bradley Individual

Esther L. Bradley, Individual

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Esther L. Bradley

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* 22nd *day of* December, *19* 77

Barbara J. Hensley, *Notary Public*

Commission expires Nov. 21, 1979

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 .....

JAN-3 78	CONV	24,000.00			
JAN-3 78	S'TAX		B*	62.40	
JAN-3 78	PR'FEE		B*	.50	
JAN-3 78	W'DEED		B*	4.00	* 66.90

560578-3

WARRANTY DEED

FROM

ESTHER L. BRADLEY

TO

WM R. EMERY etux JEAN R. EMERY

Lot 134, Dalewood, Section II

Davidson County, Tennessee

E 44480

IDENTIF. REFERENCE

JAN 3 3 45 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Lawyers Title of Nashville, Inc.

POST OFFICE BOX 742 • 101 CUMBERLAND STREET
MADISON, TENNESSEE 37115
AREA CODE 615/868-8700