BOOK 5321 PAGE 72

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James D. Emerson	Fidelity Federal Savings & Loan Association	162-10
(NAME) 2134 Fairfax Ave Apt B-7 (STREET ADDRESS OR ROUTE NUMBER) Nashville Tn 37212 (CITY) (P. O. ZONE) (STATE)	401 Union Street (STREET ADDRESS) Nashville, TN 37219 (CITY) (ZONE) (STATE)	#8 5DU-33602

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)----------

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Dollars,

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to Fidelity Federal Savings & Loan Association, secured by a deed of trust of record in Book 4984, page 408, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith

re-recorded in Book 4991, page 132,

EVELYN SUTTON and husband, PAUL B. SUTTON

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

JAMES D. EMERSON (UNMARRIED)
his

(successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Brookview Estates, Section 1, of record in Book 4460, page 103, said Register's Office.

Said Lot No. 8 fronts 90.75 feet on the northerly side of Benzing Road and runs back between parallel lines 145.0 feet to a line in the rear which measures 90.75 feet.

Being the same property conveyed to Evelyn Sutton by deed from Cheek & Jones, Inc., of record in Book 5049, page 618, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 38,500.00

Subscribed and sworn to before me, this the 4th day of August 1978

Affiant James D. Emerson

My commission expires 2/23/81 (Affix Seal)

Notary Public

This is (unimproved ( ) improved (X)) property, known as 630 Benzing Road, 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

JAMES D. EMERSON
his

(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,* except for 1978 taxes;plan of record in BK.4460,p.1; restrictions in BK.4636,p.317;easement in BK.4653,p.724;deed of trust in BK.4984 p.408;re-recorded in BK.4991,p.132

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* JAMES D. EMERSON
his

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 4th day of August, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Evelyn Sutton
Evelyn Sutton

Paul B. Sutton
Paul B. Sutton

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Gail Pigg *, a Notary Public in and for said County and State,* Evelyn Sutton and husband, Paul B. Sutton

the within named bargainor S *, 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* August *, 19*78*.*

Commission expires 2/23/81 *Notary Public*

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 .....

WARRANTY DEED

FROM

Evelyn Sutton and husband, Paul B. Sutton

TO

James D. Emerson

AUG-4 78	CONV	38,500.00			
AUG-4 78	S'TAX		B*	100.10	
AUG-4 78	PR'FEE		B*	.00	
AUG-4 78	PR'FEE		B*	.50	
AUG-4 78	W'DEED		B*	4.00	* 104.60

E 8 1 0 5 0

IDENTIF. REFERENCE

AUG 4 3 30 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238