This instrument prepared by:
Ervin M. Entrekin, Attorney
26th Floor, First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5392 PAGE 275

Mail-7

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rolf Nutten (NAME:)	SAME (NAME:)	145-8-25
5040 Villa Crest Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37220 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- *DOLLARS*

cash in hand paid by Rolf Nutten and other good and valuable considerations, receipt whereof is hereby acknowledged,

1190 02/05/82 $7.90- CHECK

I, David R. Emery, Trustee, with full power to mortgage, sell, lease, encumber, restrict and convey without the joinder of any beneficiary, have

~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* Rolf Nutten, his heirs and representatives ~~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. 23 on the Plan of Villa Estates of record in Book 3600, page 36, said Register's Office and described as follows:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF Villa Crest Drive, said point being the common westerly corner of Lot 22 and 23; thence with the margin of the same northerly 315.0 feet to a concrete monument at the beginning of a curve to the right having a radius of 200.0 feet; thence around said curve to a distance of 497.28 feet to a concrete monument; thence continuing with the westerly margin of said road southerly 261.47 feet to a concrete monument at the beginning of a curve to the left; thence along said curve 32.06 feet to the common easterly corner of Lots 22 and 23; thence leaving said Villa Crest Drive with the common line between lots 22 and 23, South 80 degrees 50 minutes West 174.45 feet to an iron pin, thence; North 77 degrees 06 minutes West 240.0 feet to the point of beginning.

Being part of the property conveyed to David R. Emery, Trustee, with full power by deed from Estes-Taylor Company, a Tennessee corporation of record in Book 4636, page 266, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $19,830.00

Subscribed and sworn to before me, this the 26th day of January 19 79

Rolf Nutten
Affiant

My commission expires: ~~1-5-85~~ 1-18-82 (Affix Seal)

Patty J. Welsh
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This conveyance is made subject to the following: --

Owner's Certificate, a 75 foot setback line from Villa Crest Drive along the westerly portion of said property, a 220 foot existing natural drain along the easterly portion of said lot, a 10 foot public utility and drainage easement along the entire southerly line of said lot, and various utility anchor easements located along the easterly, northerly and westerly lines of said lot;

Declaration of driveway easement serving lot 22 over and across lot 23 of record in Book 4861, page 970, said Register's Office;

Restrictions filed for record in Book 3829, page 772, said Register's Office.

Grantee has given Grantor a Note in the amount of $13,220.00 payable in two equal installments, the first due on April 23, 1979, and the second due on July 23, 1979. Said Note represents a portion of the consideration for this conveyance, and therefore, Grantor expressly reserves a Vendor's Lien encumbering the hereinabove conveyed real estate to secure the payment of said Note. In the event Grantee fails to pay said Note promptly when due, Grantor may enforce the Vendor's Lien expressly retained herein by any legal or equitable remedy available to Grantor.

unimproved ( )
This is improved ( ) property, known as Lot 23 Villa Estates
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Rolf Nutten, his representatives and *heirs and assigns, forever.*

And I *do covenant with the said* Rolf Nutten *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except for current taxes and as otherwise indicated herein.

And I, David R. Emery, Trustee *do further covenant and bind* myself, my successors, *heirs and representatives, to warrant and forever defend the title to the said land to the said* Rolf Nutten, his representatives *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness hand this 26th *day of* January, *19* 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

David R Emery

DAVID R. EMERY, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAVID R. EMERY, TRUSTEE

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 26th day of January, 19 79.

Regina J. Newsome, Notary Public.

Commission Expires 10-17-82

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , this day of , 19 .

, Notary Public.

Commission Expires

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

F. I. 2. 7. 4. 2

IDENTIF. REFERENCE

FEB 5 10 40 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.