BOOK 5544 PAGE 174

2054 12/17 422.50- CHECK

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

X Clifton W. Emerson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF DECEMBER, 1979

Emily B. Franklin
Notary Public

MY COMMISSION EXPIRES: 2/5/83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Independent Title Company, Suite 1704 - 17th Floor, One Commerce Place, Nashville, Tn. 37239

NAME AND ADDRESS		
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clifton W. Emerson (NAME)	Dobson and Johnson, Inc. (NAME)	MAP 145-13
5908 Robert E. Lee Court (STREET ADDRESS OR ROUTE NUMBER)	One Commerce Place, Suite 1800 (STREET ADDRESS)	PARCEL 11
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37239 (CITY) (STATE) (ZIP)	FH-20624

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Andrew E. Jackson and wife Eula Mayo Jackson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clifton W. Emerson and wife Kathleen W. Emerson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING Lot No. 113 on the Plan of Tyne Valley Estates, Section V, as of record in Book 3600, page 54, Register's Office for said County.

SAID Lot No. 113 fronts 210.43 feet on the southerly side of Robert E. Lee Court, as measured partly around a curve, and extends back 220.3 feet on the easterly line and 229 feet on the westerly line to a dead line in the rear on which it measures 307.7 feet.

BEING the same property conveyed to Andrew E. Jackson and wife, Eula Mayo Jackson, by deed from Maury & Smith Contractors, Inc., of record in Book 3921, page 805, said Register's Office.

THIS conveyance is subject to a 10-foot utility easement, a 2 1/2 X 30-foot anchor easement and an Owner's Certificate of record in Book 3600, page 54, said Register's Office; restrictive covenants of record in Book 3766, page 609, as amended in Book 3788, page 404, and further amended in Book 3813, page 383, said Register's Office.

1979 taxes are prorated and paid by the sellers.

THIS conveyance is subject to any and all existing restrictions and easements of record.

This is unimproved ( ) improved (XX) property, known as 5908 Robert E. Lee Court (House Number) (Street) Nashville, Tennessee 37215 (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 14TH day of DECEMBER, 1979

Andrew E. Jackson — Andrew E Jackson

Eula Mayo Jackson — Eula Mayo Jackson

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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 Andrew E. Jackson and wife Eula Mayo Jackson

the 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 14TH day of DECEMBER 19 79

Commission expires 2/5/83

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19 _____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Andrew E. Jackson et ux

TO
Clifton W. Emerson et ux

F 6 8 2 4 4

mail env.

IDENTIF. REFERENCE

DEC 17 8 51 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

INDEPENDENT TITLE COMPANY
Suite 1704 - 17th Floor
One Commerce Place
Nashville, Tn. 37239
(615) 242-9612

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5544 PAGE 176

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			160000.00- CO	
			416.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 422.50-	
2054A	12/17/79	BAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F68244

IDENTIF. REFERENCE

DEC 17 8 51 AM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 731741