THIS INSTRUMENT WAS PREPARED BY
JOHN L. VAN CLEAVE, ATTORNEY
14th FLOOR FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

BOOK 5593 PAGE 275

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
C. DAVID EMERY, TRUSTEE 1115 Parkview Towers Nashville, Tennessee 37203	Same	Map 173-1 Par 143

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, PEISER AND CALDWELL BUILDER'S, INC., a Tennessee corporation, hereinafter "Grantor", has bargained and sold and by these presents does transfer and convey unto C. DAVID EMERY, TRUSTEE OF TOM CALDWELL TRUST under Trust Agreement dated December 5, 1978, and his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Monte Carlo, Section II, of record in Book 5050, page 99, Register's Office for said County.

Said Lot No. 24 fronts 80.0 feet on the west side of Cedarmont Drive and extends back 128.05 feet on the north line and 128.05 feet on the south line to a dead line measuring 80.0 feet thereon.

The above described property is part of the property conveyed to Peiser and Caldwell Builder's, Inc. by deed from G C & W Enterprises, Inc., of record in Book 5319, page 559, Register's Office for Davidson County, Tennessee, as corrected in Book 5324, page 511 and Book 5419, page 827, said Register's Office.

THIS CONVEYANCE is made subject to all easements, encumbrances and restrictions of record in the Register's Office for Davidson County, Tennessee including, but not limited to, restrictive covenants contained in an instrument of record in Book 5196, page 649, said Register's Office, Plan of record in Book 5050, page 99, said Register's Office, showing an Owner's Certificate, 30 foot building setback line from Cedarmont Drive, and a 10 foot easement for public utility and drainage purposes along the rear premises, a utility anchor easement located at southeast corner of said lot, and taxes for 1980, a lien, but not yet due and payable.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said C. DAVID EMERY, TRUSTEE, his successors and assigns, forever. And Grantor does covenant with the said C. DAVID EMERY, TRUSTEE, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered except as herein set forth.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title

4788 04/22 1980- CHECK

BOOK 5593 PAGE 276

to the said land to the said C. DAVID EMERY, TRUSTEE, his successors and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 16TH day of April, 1980, the corporate party having caused its name to be signed hereto by its duly authorized Officers on said day and date.

PEISER AND CALDWELL BUILDER'S, INC.

By: x _____
JERALD V. PEISER, President

RUSH

F.86049

IDENTIF. REFERENCE

APR 22 11 47 AM '80

REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $44,000.00.

x _____
Affiant

SUBSCRIBED AND SWORN to before me, this 16th day of April, 1980.

_____
Notary Public

My Commission Expires:
Commission Expires 1-15-83

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared JERALD V. PEISER, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of PEISER AND CALDWELL BUILDER'S, INC., the within named Bargainor, a corporation, and that he as such President, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by himself as President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 16th day of April, 1980.

_____
Notary Public

My Commission Expires:
Commission Expires 1-15-83

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5593 PAGE 277

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
			44000.00- CO	
			114.40 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	120.90-
4788A04/22/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-8 6049

IDENTIF. REFERENCE

APR 22 11 47 AM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 753648