SEND TAX BILLS TO:

DAVID EMERSON
504 TRENTON COURT
HERMITAGE, TENN., 37076

THIS PROPERTY IS:
IMPROVED ( )
UNIMPROVED ( )

Prepared by:
WOOLARD & BISHOP
Attorneys-at-law
211 E. Main St.
Lebanon, Tennessee
37087

MAP 75=4

GROUP 189

PARCEL 4D-24991

BOOK 5702 PAGE 444

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, which-ever is greater, is $ 67,500 which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

AFFIANT

Subscribed and sworn to before me this 21st day of JAN., 19 81.

Dep. Reg.

DEED

For and in consideration of the sum of $10.00, and other considerations, including the assumption of an outstanding mortgage indebtedness held by DOBSON & JOHNSON, INC., of record in Book 4940, Page 935, Register's Office of Wilson County, Tennessee, with a current balance of $39,383.29, we, FRANCIS F. MOHRMANN and wife, FLORINE L. MOHRMANN, have bargained and sold, and do hereby transfer and convey unto DAVID EMERSON, a single man, his heirs and assigns, the following described tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, being Lot No. 460 on the Plan of TULIP GROVE, SECTION 7, as of record in Book 4300, Page 186, Register's Office for said County, to which PLAN reference is hereby made for a more complete description. This is the same property that was conveyed to us under deed from JOHN BASKIN, JR., ET AL dated MAY 5, 1978, of record in Book 5289, Page 411, of said Register's Office.

TO HAVE AND TO HOLD said property, together with all improvements and appurtenances thereunto belonging, unto the said DAVID EMERSON, his heirs and assigns, forever.

WE COVENANT with said grantee that we are lawfully seized and possessed of said property; that we have a good and lawful right to make this conveyance; that the property is clear and unencumbered except as herein set out; and we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

BOOK 5702 PAGE 445

This conveyance is subject to any and all easements, restrictions and rights-of-way which may be of record in the Register's Office of Davidson County, Tennessee.

Escrow deposits in the hands of DOBSON & JOHNSON, INC., are hereby transferred to GRANTEE, with GRANTEE assuming payment of taxes when due.

IMMEDIATE POSSESSION is hereby given.

Witness our hands this 21st day of JANUARY, 1981.

Francis F. Mohrmann
FRANCIS F. MOHRMANN

Florine L. Mohrmann
FLORINE L. MOHRMANN

STATE OF TENNESSEE

COUNTY OF WILSON

RUSH

FELIX P. DAVIS REGISTER

JAN 23 3 05 PM '81

IDENTIFICATION REFERENCE

G 26248

Personally appeared before me, the undersigned, Notary Public for and in said state and county, the within-named bargainors, FRANCIS F. MOHRMANN and wife, FLORINE L. MOHRMANN, with both of whom I am personally acquainted, and who each acknowledged to me the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of JANUARY, 1981.

Notary Public

My commission expires: 2-5-83

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5702 PAGE 446

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MG - 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
			67501.50- CO	
			175.50 CO TX	
			.50 PRFEE	
			6[illegible].00 WDEED	
	VD		6[illegible].00- WDEED	
			6.00 WDEED	
			CHECK	132.00-
594:A01/21/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

626249

IDENTIF. REFERENCE

JAN 21 3 06 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 802993