This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5731 PAGE 311

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Embree & Patricia L. Embree (NAME)	First Tennessee Bank N. A. Memphis (NAME)	161-8-42
388 Brewer Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 474 (STREET ADDRESS)	
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Memphis, Tennessee 38101 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00)---------- Dollars, and wife, Patricia L. Embree, cash in hand paid by Michael Embree and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Michael Embree and wife have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $40,000.00, secured by deed of trust of record in Book 5382, page 181, Register's Office for Davidson County, Tennessee. The grantees further hereby assume the obligations of Errol Wayne Wilson and wife, Jo Ann Wilson under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim *

We, Errol Wayne Wilson and wife, Jo Ann Wilson

have this day bargained and sold, and do hereby transfer and convey unto the said Michael Embree and wife, Patricia L. Embree, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Southwood Subdivision, as of record in Book 2663, pages 125 and 126, Register's Office for said County.

Said Lot No. 21 fronts 190 feet on the northeast side of Brewer Drive and extends back 261.3 feet on the southeast line and 162.92 feet on the northwest line to a dead line measuring 180.73 feet thereon.

Being the same property conveyed to Errol Wayne Wilson and wife, Jo Ann Wilson by deed from Frederick J. Wagner and wife, Bernadette S. Wagner, of record in Book 4838, page 766, Register's Office for said County.

This conveyance is subject to the plan of record in Book 2663, pages 125 and 126, Register's Office for said County, which shows an Owner's Certificate, 30-foot building set-back line from Brewer Drive, and a 10-foot easement for public utilities; and restrictive covenants of record in Book 2904, page 51, Register's Office for said County.

* payment arising from the guaranty or insurance of the indebtedness above mentioned.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 50,500.00

Subscribed and sworn to before me, this the 9th day of April 19 81

Affiant

My commission expires: 4/8/84 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 388 Brewer Drive, Nashville, Tennessee 37211
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (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 1981 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 9th day of April, 19 81, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Errol Wayne Wilson

Errol Wayne Wilson

Jo Ann Wilson

Jo Ann Wilson

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Mary Ensley *a Notary Public in and for said County and State,* Errol Wayne Wilson and wife, Jo Ann Wilson

the within named bargainors, 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* 9th *day of* April, *19*81.

Mary Ensley
Notary Public

Commission expires 4/8/84

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 .....

95791 [illegible] 137.00 CHECK

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
1ST AMERICAN CENTER 239437
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM
Errol Wayne Wilson and wife,
Jo Ann Wilson

TO
Michael Embree et ux.

G 3 6 8 9 4

IDENTIF. REFERENCE

APR 10 10 44 AM '81

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

[illegible] 311

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

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

50500.00- CO
131.30 CO TX
.50 PRFEE
6.00 WDEED
CHECK 137.80-
9575A04/10/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 6 8 9 4

T
IDENTIF. REFERENCE

APR 10 10 44 AM '81

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 816094