8154. 05/28 113.10- CHECK

THIS INSTRUMENT WAS PREPARED BY
JOHN L. VAN CLEAVE, ATTORNEY
18th FLOOR FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| WILLIAM EMERY et ux | SAME | |
| (NAME) | (NAME) | |
| 2632 Nolensville Road | | MAP. 61-15 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN 37211 | | PAR. 311 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* Forty-One Thousand and No/100 ($41,000.00)

*Dollars,*

paid by WILLIAM EMERY and wife, MAXINE EMERY, receipt of which is hereby acknowledged

BOOK 5750 PAGE 489

DOUGLAS OVERTON TAYLOR, JR., DEBORAH TAYLOR SHEPPARD (formerly Deborah Taylor) and MARY LOUISE WATKINS

*have this day bargained and sold, and do hereby transfer and convey unto the said* WILLIAM EMERY and wife, MAXINE EMERY

*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. 7 on the plan of the subdivision of the Maplewood Home Tract, as of record in Book 421, page 174, Register's Office for said County.

Said Lot No. 7 fronts 100 feet on the westerly side of Gallatin Road and runs back between parallel lines 250 feet to a dead line.

The above described property was conveyed to Douglas Overton Taylor, Jr., Deborah Taylor and Mary Louise Watkins, each one-third undivided interest by deed from Louise P. Mason, a widow, of record in Book 4829, page 803, Register's Office for said County.

This conveyance is made subject to:

(a) Easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by Louise Mason, across premises as set out in instrument of record in Book 4316, page 19, Register's Office for Davidson County, Tennessee.

(b) Taxes for 1981, a lien, but not yet due and payable.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $41,000.00

Subscribed and sworn to before me, this the 28th day of May, 1981

Affiant

My commission expires: APRIL 22, 1984 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 3827 Gallatin Road, Nashville, Tennessee (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 as hereinabove stated.

*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* 28th *day of* May, 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.*

The undersigned JON W. WATKINS and DALE A. SHEPPARD join herein for the sole purpose of releasing any and all marital rights they may have in the property herein conveyed.

DOUGLAS OVERTON TAYLOR, JR.

DEBORAH TAYLOR SHEPPARD

MARY LOUISE WATKINS

DALE A. SHEPPARD

JON W. WATKINS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5750 PAGE 490

*Personally appeared before me,* the undersigned *a Notary Public in and for said County and State,* DOUGLAS OVERTON TAYLOR, JR., DEBORAH TAYLOR SHEPPARD, DALE A. SHEPPARD, MARY LOUISE WATKINS and JON W. WATKINS

*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* 28th *day of* May, *19*81

*Commission expires* April 22, 1984 *Notary Public*

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*.....

*Commission expires* ..... *Notary Public*

**WARRANTY DEED**

FROM

DOUGLAS OVERTON TAYLOR, JR., et. al.

TO

WILLIAM EMERY etux

64365

IDENTIF. REFERENCE

FILED 28 3 58 PM '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**

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF BOOK 5750 PAGE 491

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 |
|---|---|---|---|---|
| | | | 410.00- CO | |
| | | | 100.00 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 MISC | |
| | | | CHECK 113.10- | |
| 8154A05/20/81 | | | BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

643765

IDENTIF. REFERENCE

MAY 28 3 58 PM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 824358