THIS INSTRUMENT WAS PREPARED BY KENNETH M. BALLEW, ATTORNEY AT LAW, 333 GALLATIN ROAD, SUITE 9, MADISON, TENN. 37115

9218 11/20 158.86- CHECK

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WALTER EMERY, JR. & BARBARA PHILLIPS	First Investment Co.	83-13-161
(NAME)	(NAME)	
1213 Boscobel St	POBox 749-43216	18W-5960
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn	Columbus, Ohio	BOOK 5821 PAGE 146
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------

----------($10.00)---------- *Dollars,*

Cash in hand paid by the grantees hereinafter named, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said grantees of the unpaid balance of the indebtedness payable to First Investment Company; and secured by a deed of trust executed by Thomas F. Burnham, of record in Book 5652, page 652, Register's Office for Davidson County, Tennessee; which said unpaid balance the said grantees hereby agree to assume and promises to pay;

I, THOMAS F. BURNHAM, UNMARRIED,

have this day bargained and sold, and do hereby transfer and convey unto the said WALTER EMERY, JR. AND BARBARA PHILLIPS,

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. 147 on the Plan of East Edgefield Addition to Nashville, of record in Book 21, page 147, Register's Office for said County.

Said Lot 147 fronts 50 feet on the northerly side of Boscobel Street and extends back between parallel lines 170.00 feet to an alley.

BEING the property conveyed to THOMAS F. BURNHAM, by deed from DWIGHT HOLLAND AND WIFE, KAY B. HOLLAND, of record in Book 5652, page 649, said Register's Office.

KENNETH M. BALLEW NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 58,609.61

Subscribed and sworn to before me, this the 18 day of Nov 19 81

Walter Emery, Jr.
Affiant

My commission expires: 10-20-85
(Affix Seal)

Kenneth M. Ballew
Notary Public

unimproved ( )
This is improved ( ) property, known as ..... (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.

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 18 *day of* November, 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.*

Thomas F. Burnham
(Thomas F. Burnham)

BOOK 5821 PAGE 147

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* Thomas F. Burnhan

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 18 *day of* November, *19* 81

Kenneth Callen *Notary Public*

Commission expires 10-20-85

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 .....

WARRANTY DEED

FROM

THOMAS F. BURNHAM

TO

WALTER EMERY, JR. & BARBARA PHILLIPS

G 6 8 9 9 0 RUSH

IDENTIF. REFERENCE

Nov 20 12 33 PM '81

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

G-19376

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5821 PAGE 148

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
			55604.61- CO	
			152.36 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	158.86-
921881	11/20/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G6899

IDENTIFICATION REFERENCE

Nov 20 12 33 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 854276