BOOK 6460 PAGE 771

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
William H. Emery and wife, Maxine Emery (NAME)	Same (NAME)	Map 105-8
2632 Nolensville Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	pt of 765
Nashville, TN 37211 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of THIRTY THOUSAND AND NO/100 ($30,000.00)----------

----------*DOLLARS*

the receipt of which is hereby acknowledged, VENTURE PROPERTIES, a partnership, composed of JIMMY E. ALLEN, ERNEST FERRELL, ARVIL JONES and STEVE GADDIS, hereinafter called the "GRANTORS", have

RUSH

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IDENTIF. REFERENCE

DEC 28 3 23 PM '84

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

bargained and sold, and by these presents do transfer and convey unto the said WILLIAM H. EMERY AND WIFE, MAXINE EMERY, hereinafter called the "GRANTEES", their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

LAND in the 6th Civil District of Davidson County, Tennessee, and described according to a copy of a survey made by BRUCE RAINEY & ASSOCIATES, LAND SURVEYORS, dated October 31, 1984, as follows:

BEGINNING at an iron pin in the southerly margin of Woodycrest Avenue located 227.65 feet easterly from the iron pin at the curve at the intersection of Woodycrest Avenue and Lester Avenue; thence with said margin of Woodycrest Avenue easterly 69.83 feet to an iron pin; thence S. 00° 15' 00" E.5 feet to an iron pin; thence easterly with said margin of said Woodycrest Avenue 142.16 feet to an iron pin; thence S. 14° 53' 21" W. 5 feet to an iron pin; thence S. 72° 29' 10" E. 48.82 feet to an iron pin; thence N. 20° 08' 20" E. 15 feet to an iron pin; thence southeasterly with said margin of said Woodycrest Avenue 237.25 feet to an iron pin; thence S. 45° 03' 19" E. 42.19 feet to an iron pin at the north margin of the Louisville and Nashville Railroad right-of-way; thence westerly with said margin of said Railroad right-of-way 287.00 feet to an iron pin; thence N. 12° 20' 23" W. 50 feet to an iron pin; thence S. 73° 35' 14" W. 248.83 feet to an iron pin; thence N. 00° 41' 50" E. 244.44 feet to the point of beginning, containing **1.93 acres, more or less.**

BEING part of the same property conveyed to Jimmy E. Allen, by deed from Mississippi Warehouse Corp. of record in Book 5759, Page 566, Register's Office for Davidson County, Tennessee.

"CONTINUED ON NEXT PAGE"

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,000.00

Subscribed and sworn to before me, this the 28th day of December 1984

Affiant

My commission expires: 3/30/85
(Affix Seal)

Notary Public

12/28 1330

Grantors further grant to Grantees easements for public utility purposes expressly for but not limited to sewer lines and water lines to and from Lester Avenue, across land retained by Grantors, the exact location to be selected at points so as not to interfere with existing improvements.

unimproved XX
This is improved ( ) property, known as Woodycrest Avenue, Nashville, Tennessee 37210
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William H. Emery and wife, Maxine Emery, their ..... *heirs and assigns, forever.*

And we *do covenant with the said* William H. Emery and wife, Maxine Emery *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And we, the Grantors, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* William H. Emery and wife, Maxine Emery, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 28th *day of* December, *19*84 XXXX

Ernest C. Powell

Mary E. Pearce

Stacie L. Geddes

Jane Judd

Carol G. Jones

Charles G. Jones

Connie E. Allen

Donna M. Allen

The wives have joined in this conveyance for the purpose of transferring their marital interests, if any.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lucien Dale, *a Notary Public in and for said County and State, the within named* Jimmy E. Allen and wife, Donna M. Allen; Ernest B. Ferrell and wife, Mary E. Ferrell; Arvil G. Jones and wife, Martha J. Jones; Steve P. Gaddes and wife, Jane Gaddes

the 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* December, *19* 84.

Lucien Dale
Notary Public.

Commission Expires 6 - 1 - 1987.

STATE OF
COUNTY OF

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Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*

.....

.....

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

Witness my hand and official seal at ....., *this* ..... *day of* ....., *19*.....

....., *Notary Public.*

Commission Expires.....

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.....

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WARRANTY DEED

FROM

VENTURE PROPERTIES, A PARTNERSHIP

TO

WILLIAM H. EMERY AND WIFE, MAXINE EMERY

THIS INSTRUMENT WAS PREPARED BY:
LUCIEN DALE, ATTORNEY
Suite 205, 162 Fourth Avenue, North
Post Office Box 2868
Nashville, Tennessee 37219
615/255-7443

PIONEER NATIONAL TITLE INSURANCE COMPANY

Public Square Building
344 Fourth Avenue North
NASHVILLE, TENNESSEE 37219
Phone 259-2290

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

30000.00- CAMT.
78.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 90.50-
9380A 12/28/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

DEC 28 3 23 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 97113