BOOK 7381 PAGE 521

FORM NO. WP-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,493.22

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF October 1987.

Notary Public

MY COMMISSION EXPIRES: 3-11-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
DAVID L. DUNLAP, Attorney At Law, Suite 200, 4207 Lebanon Road, Hermitage, Tennessee 37076
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny W. Emler (NAME)	J. I. Kislak Mortgage Service (NAME)	13D49295
Route 3, Box 238 (STREET ADDRESS OR ROUTE NUMBER)	7900 Miami Lakes Drive West (STREET ADDRESS)	047-00-0
Ashland City, Tennessee 37015 (CITY) (STATE) (P. O. ZIP)	Miami Lakes, Florida 33016 (CITY) (STATE) (ZIP)	103.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, WOODROW W. JACKSON AND WIFE, MARGARET A. JACKSON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DANNY W. EMLER AND WIFE, JOYCE C. EMLER,

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:

BEING Lot No. 2 on the Plan of the Resubdivision of Tract No. 5, Dr. E. E. Brown farm, formerly Govenor Roberts' property, as of record in Plat Book 4595, Page 85, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Woodrow W. Jackson, Jr. and wife, Margaret A. Jackson, by deed from James L. Pemberton and wife, Pansy L. Pemberton, of record in Book 5351, Page 969, Register's Office for Davidson County, Tennessee.

THE SAID Woodrow W. Jackson, Jr. and Woodrow W. Jackson are one and the same person.

THIS conveyance is subject to any and all existing easements of record.

THE GRANTEES hereby acknowledge that there is a good and sufficient Deed Of Trust on the described property wherein Federated Financial Mortgage Corporation is the mortgagee, said Deed Of Trust dated the 13th day of October, 1978, and the grantees hereby assume and agree to pay said Deed Of Trust and to be bound by all of the provisions of the said Deed Of Trust to the same effect that the signers of the said document as mortgagors are bound and also hereby assume the obligation of Woodrow W. Jackson, Jr. and wife, Margaret A. Jackson, under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

13/19 155.90 CHECK

This is unimproved ( ) improved (X) property, known as Route 3, Box 238, Old Hickory Boulevard, Ashland City, Tennessee 37015
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand s this 16th day of October, 1987

WOODROW W. JACKSON

MARGARET A. JACKSON

BY Woodrow W. Jackson, Attorney-In-Fact, Pursuant To A General Power Of Attorney Of Record In Book 7381, Page 519, With Full* uthority, Register's Office For Davidson County, Tennessee, To Which Reference Is Hereby Made

STATE OF TENNESSEE
Davidson County

BOOK 7381 PAGE 522

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Woodrow W. Jackson and wife, Margaret A. Jackson, by Woodrow W. Jackson, Attorney-In-Fact, pursuant to a General Power Of Attorney, with full right and authority so to do,

the bargainor S, 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 16th day of October 1987

Commission expires 3-11-91

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
WOODROW W. JACKSON AND WIFE,
MARGARET A. JACKSON

TO
DANNY W. EMLER AND WIFE,
JOYCE C. EMLER

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

RUSH

IDENTIFICATION REFERENCE

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

35493.22- CAMT.
99.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 105.90-
4106A10/19/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5 1.7.6.

IDENTIFI REFERENCE

Oct 19 12 18 PM '87

DAVIDSON COUNTY, TN

No. 27521