WARRANTY DEED

File 41

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FROM:	James D. Emerson and wife, Debbie E. Emerson, Grantor	This instrument was prepared by: Lea W. Stouffer Farris, Warfield & Kanaday Seventeenth Floor Third National Bank Building Nashville, Tennessee 37219
TO:	Evelyn D. Herndon, Grantee	

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
2511 Meadowwood Drive Nashville, Tennessee 37214	AmSouth Mortgage Company, Inc. P. O. Box 847 Birmingham, AL 35201	Map 84-4 Parcel 47
		Field Book Numbers 1124 0526 0101 03CHECK 266-82 SD2 69935

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Ninety-One Thousand Nine Hundred Fifty and no/100 Dollars ($91,950.00).

Evelyn D. Herndon
Affiant, Evelyn D. Herndon

SUBSCRIBED AND SWORN TO before me, this the 26 day of May, 1988.

Deborah A. Neal
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: May 8, 1991

FOR AND IN CONSIDERATION OF the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration including Grantee's agreement to assume and to pay the balance of the mortgage indebtedness on the premises dated May 3, 1979, of record in Book 5434, Page 80, Register's Office for Davidson County, Tennessee, the receipt and sufficiency of which are hereby acknowledged, James D. Emerson and wife, Debbie E. Emerson, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said Evelyn D. Herndon, Grantee, her heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 8 on the Plan of McGavock Heights, Section One, as of record in Book 2330, page 70, Register's Office for Davidson County, Tennessee.

SAID Lot 8 fronts 115 feet on the southerly side of Meadowwood Drive and runs back between lines 199.5 feet on the westerly side line and 199.3 feet on the easterly side line to a line at the rear measuring 115 feet thereon.

BEING the same property conveyed to JAMES D. EMERSON AND WIFE, DEBBIE E. EMERSON by deed from KENNETH DWIGHT ETHRIDGE AND WIFE, RUTH R. ETHRIDGE, of record in Book 5853, page 96, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2511 Meadowwood Drive, Nashville, Tennessee 37214.

This conveyance is expressly made subject to the following:

1. The lien for 1988 taxes.

2. Deed of Trust executed by Kenneth Dwight Ethridge and wife, Ruth R. Ethridge to P. E. Davis, Trustee, of record in Book 5434, page 80, said Register's Office, dated May 3, 1979, to secure to Collateral Investment Company, an indebtedness in the amount of $58,400.00, and any other sums which may be and become payable under the terms thereof, including but not limited to principal, interest and service fee.

3. Restrictive Covenants contained in instrument of record in Book 2491, page 298, Register's Office for Davidson County, Tennessee.

4. The Plan of record in Book 2330, page 70, said Register's Office, shows an Owners Certificate, a 60 foot minimum building setback line from Meadowwood Drive and a 10 foot easement for public utility and drainage purposes along the southerly rear line of said lot.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors, and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantors do further covenant and bind Grantors, their heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands this 26th day of May, 1988.

James D. Emerson
JAMES D. EMERSON

Debbie E. Emerson
DEBBIE E. EMERSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Deborah A. Hughes, a Notary Public of said County and State, JAMES D. EMERSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 26 day of May, 1988.

Deborah A. Hughes
Notary Public

My Commission Expires: May 8, 1991

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Deborah A. Hughes a Notary Public of said County and State, DEBBIE E. EMERSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 26 day of May, 1988.

Deborah A. Hughes
Notary Public

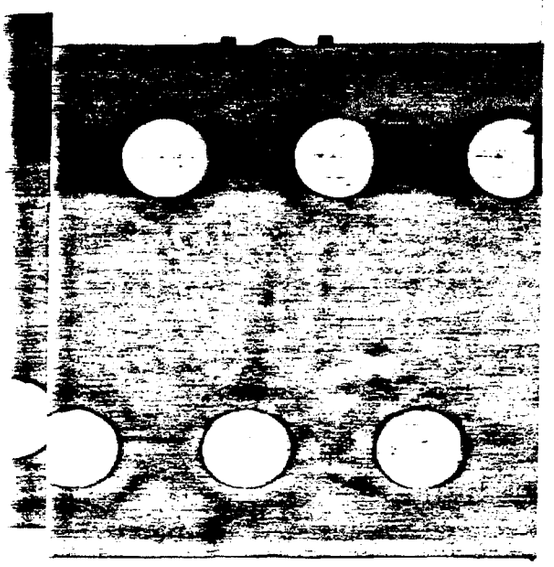
My Commission Expires: May 8, 1991

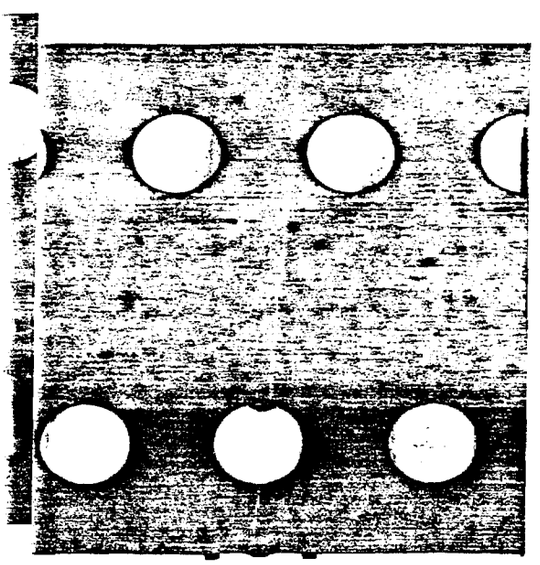
33902

IDENTIFICATION REFERENCE

MAY 26 11 31 AM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0265E/05-25-88





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
				CAMT 91950.00
				CON TX 257.32
				PRFEE 0.50
				WDEED 9.00
				TOTAL 266.82
				CHECK 266.82
05/26/88	01			11:33 0001 1124

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33902

IDENTIFICATION REFERENCE

MAY 26 11 31 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 95269