**THIS INSTRUMENT PREPARED BY:**

WATTS, UNDERWOOD & RUBENFELD, ATTORNEYS
2000 Richard Jones Road, Suite 150
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $83,000.00.

John D. Gerber
Affiant

Subscribed and sworn to before me this 6th day of August, 1991.

Notary Public

My Commission Expires: 2-22-94

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

BOOK 8415 PAGE 252

| Address New Owner: | Send Tax Bills to: | Map & Parcel Nos. |
|---|---|---|
| JOHN D. GERBER<br>5003 Nevada Avenue<br>Nashville, Tennessee 37209 | FIRST TENNESSEE BANK<br>P.O. Box 1000<br>Department 47<br>Memphis, Tennessee<br>38148 | MAP 91-15<br>PARCEL 234 |

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of EIGHTY THREE THOUSAND AND 00/100 DOLLARS ($83,000.00), cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, I, **KATHY S. EMERY, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **JOHN D. GERBER, unmarried,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of Block No. 17 on the Realty Savings Bank & Trust Company's revised Plan of West Extension of Charlotte Park Company's First Addition of record in Book 421, page 18, Register's Office for Davidson County, Tennessee.

SAID part of Block No. 17 fronts 50.0 feet on the southerly side of Nevada Avenue and runs back between parallel lines 150.0 feet to a dead line.

BEING the same property conveyed to Kathy S. Emery, unmarried, by deed from Peter Dave Flamming and wife, Elizabeth Flamming, of record in Book 6677, page 452, Register's Office for Davidson County, Tennessee.

This is improved property known as 5003 Nevada Avenue, Nashville, Tennessee 37209.

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, his heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters shown on the Plan of Realty Savings Bank & Trust Company's revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, page 18, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to

the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 6th day of August, 1991.

Kathy S. Emery
KATHY S. EMERY

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KATHY S. EMERY, the bargainor, 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 and official seal this 6th day of August, 1991.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE KATHY S. EMERY

3724.

IDENTIFICATION

AUG 7 9 22 AM '91

KOCHOSO TOTO 07/08/91 14:21

314.10

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8415 PAGE 254

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | CAMT 83000.00 |
| | | | | CON TX 307.10 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 6.00 |
| | | | | TOTAL 314.10 |
| | | | | CHECK 314.10 |
| | | | 08/07/91 01 | 09:24 0001 1431 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37244

IDENTIFICATION REFERENCE

AUG 7 9 22 AM '91

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

No. 448003