Boy 28

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OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,000.00

W. H. Emery
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 19th DAY OF May 19 94

J. Cannon Smith
NOTARY PUBLIC

My Commission expires: 1/22/95

THIS INSTRUMENT PREPARED BY
Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
W. H. EMERY	Same	119-9-45
(NAME)	(NAME)	
4015 Old Hillsboro Road		119-9-46
(ADDRESS)	(ADDRESS)	
Franklin Tn. 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 **cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we**

JOE T. DARNELL, MARTHA J. FLOWERS AND E. PAUL RECTOR

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

W. H. EMERY AND WIFE, MAXINE EMERY

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, described as follows:

Lot No. 43: Land in Davidson County, Tennessee, being Lot No. 43 on the Revised and Corrected Plan of Thompson and Ring's Subdivision of the Edenwold Park, as of record in Book 332, page 29, Register's Office for said County.

Said Lot No. 43 fronts 50 feet on the easterly side of Marshall or Caldwell Avenue and runs back between parallel lines 150 feet to an alley.

Lot No. 42: Land in Davidson County, Tennessee, being Lot No. 42 on the Revised and Corrected Plan of Thompson and Ring's Subdivision, of the Edenwold Park, as of record in Book 332, page 29, Register's Office for said County.

Said Lot No. 42 fronts 50 feet on the easterly side of Marshall or Caldwell and runs between parallel lines 150 feet to an alley.

Lots 42 and 43: Being the same property conveyed to Joe T. Darnell, Martha J. Flowers and E. Paul Rector by deed from Martha Lee Johnson, an unmarried widow, etals, of record in Book 7115, page 406, Register's Office for Davidson County, Tennessee.

THE PROPERTY HEREIN DESCRIBED IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTORS.

This is unimproved ( ) improved (X) property, known as 2714 and 2716 Grandview Avenue - Nashville, TN 37211
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 19th **day of** May, 19 94.

Joe T. Darnell
JOE T. DARNELL

Martha J. Flowers
MARTHA J. FLOWERS

E. PAUL RECTOR

INDIVIDUAL ACKNOWLEDGMENTS:

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STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Joe T. Darnell, Martha J. Flowers and E. Paul Rector _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 19th day of May, 1994.

My Commission expires:
4/22/95

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

My Commission expires:

_____

Notary Public

94 MAY 20 PM 2:01
FELIX E. DAVIDSON COUNTY TN

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that _____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

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

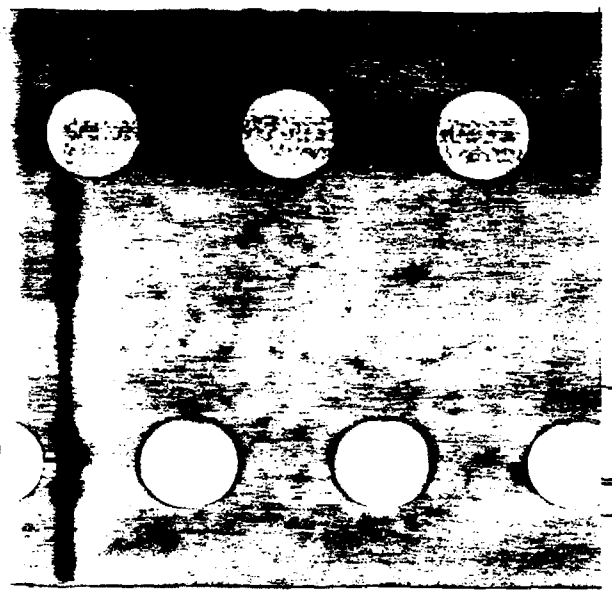
My Commission expires:

_____

Notary Public

94 MAY 20 PM 2:01 03CHECK

430.80



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

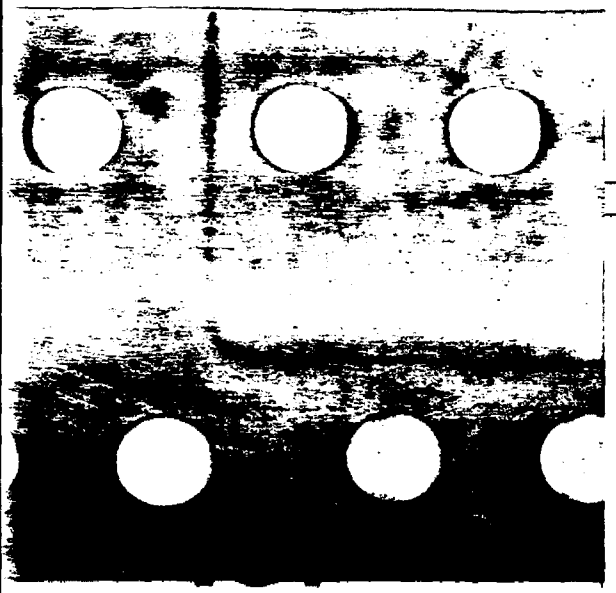
FOR _____

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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
			CAMT	
				114000.00
			CON TX	421.80
			PRFEE	1.00
			WDEED	8.00
			TOTAL	430.80
			CHECK	430.80
05/20/94	01	13:54	0001	8659

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



52434
IDENTIF. & REFERENCE

94 MAY 20 PM 1:54
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 793660