THIS INSTRUMENT PREPARED BY:

LAWRENCE E. RAMSEY
ATTORNEY AT LAW
507 EAST COLLEGE STREET
DICKSON, TENNESSEE 37055
LTIC 5447

Mail

BOOK 9411 PAGE 471

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWELVE THOUSAND AND 00/100 ($12,000.00) DOLLARS, cash in hand paid by RAY EMMETT and wife, SHELLEY RENEE EMMETT, receipt of which is hereby acknowledged, I, JOYCE ANN VALENTINE (formerly known as Joyce Ann Howell and Ann Howell), married, have bargained and sold, and by these presents do transfer and convey unto the said RAY EMMETT and wife, SHELLEY RENEE EMMETT, their heirs and assigns, a certain tract or parcel of land as follows:

Lying and being in the Tenth Civil District of Davidson County, Tennessee, being Tract No. 2. shown on the survey made by Wayne S. Cooper, Sr., Surveyor, dated November 10, 1972, and described according to said survey as follows:

TRACT NO. 2: BEGINNING at a point in the Easterly boundary line of the property conveyed to Sanford M. Hunter by deed of record in Book 936, Page 352, Register's Office for said County. Said point North 33 degrees 18 minutes West 1040 feet from the common corner of said Hunter Property and the property conveyed to C.A. Chaple of deed of record in Book 2700, Page 339, said Register's Office and the Lanier Property of record in Book 504, Page 564, said Register's Office, of which this property is part of; thence North 56 degrees 59 minutes East, crossing a branch and an unnamed road, in all 869.15 feet to a point in the Western boundary line of said Chaple Property; thence with same North 7 degrees East, 570.2 feet to an iron pin in the Southeasterly corner of the property conveyed to George T. Spencer by deed of record in Book 4577, Page 383, said Register's Office; thence South 56 degrees 42 minutes West, crossing a branch, an unnamed road and another branch, in all 1,238.82 feet to a point in the Eastern boundary line of said Hunter Property and thence with same South 33 degrees 18 minutes East 430 feet to beginning.

Being the same property conveyed to Jerry D. Howell and wife, Ann Howell, by deed from James V. Gateley and wife, Marion E. Gateley, dated February 8, 1978, and of record in Book 5252, Page 57, in the Register's Office of Davidson County, Tennessee. Also being the same property title to which vested in Albert L. Lanier, Jr. and Joe C. Lanier, by Final Decree Confirming Sale, from the Clerk and Master, subject to the equity of redemption, recorded August 10, 1990, in Book 8171, Page 985, in the Register's Office of Davidson County, Tennessee. Also being the same property title to which vested in Jerry E. Howell et ux, and divested out of Albert L. Lanier, Jr. and Joe C. Lanier, by Decree for Redemption, recorded April 14, 1992, in Book 8600, Page 891, in the Register's Office of Davidson County, Tennessee. Also being the same property title to which vested in Joyce Ann Howell and divested out of Jerry Eugene Howell, by Final Decree of Divorce, recorded April 14, 1992, in Book 8600, Page 924, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Joyce Valentine (formerly known as Joyce Ann Howell) by Quitclaim Deed from Jerry Eugene Howell (being the same person as Jerry D. Howell) dated March 30, 1993, and of record in Book 8947, Page 452, in the Register's Office of Davidson County, Tennessee.

Also conveyed herewith is an ingress and egress and utility easement as set forth in Book 9406, Pages 472-480, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said RAY EMMETT and wife, SHELLEY RENEE EMMETT, their heirs and assigns, forever. And I do covenant with the said RAY EMMETT and wife, SHELLEY RENEE EMMETT, that I am lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unincumbered, except for 1994 Davidson County property taxes which shall be paid by Grantee. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said RAY EMMETT and wife, SHELLEY RENEE EMMETT, their heirs, and assigns, against the lawful claims of all persons whomsoever.

JACK VALENTINE joins in this conveyance for the purpose of quitclaiming and conveying all right, title and interest he might have in and to the above described property as the spouse of JOYCE ANN VALENTINE.

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WITNESS OUR HANDS, on this 15th day of July, 1994.

72524
IDENTIFICATION REFERENCE

94 JUL 19 PM 12:46
DAVIDSON COUNTY, TN.

Joyce Ann Valentine
JOYCE ANN VALENTINE

Jack Valentine
JACK VALENTINE

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, JOYCE ANN VALENTINE (formerly known as Joyce Ann Howell and Ann Howell) and husband, JACK VALENTINE, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 15th day of July, 1994.

NOTARY PUBLIC

My Commission Expires:

October 17, 1994

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $12,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Ray Emmett
AFFIANT

Sworn to and subscribed to before me this 15th day of July, 1994.

Lawrence E. James
NOTARY PUBLIC

My Commission Expires: October 17, 1994

LAWRENCE E. JAMES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

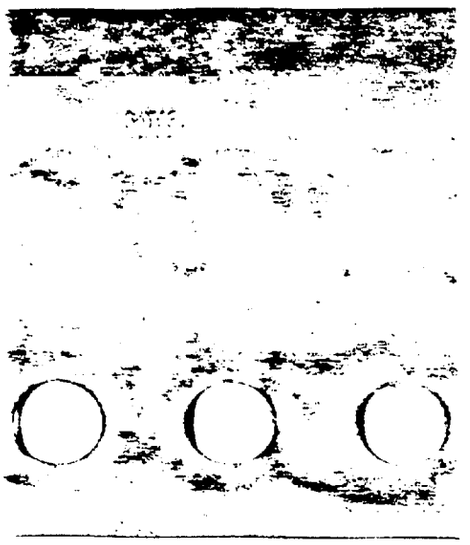
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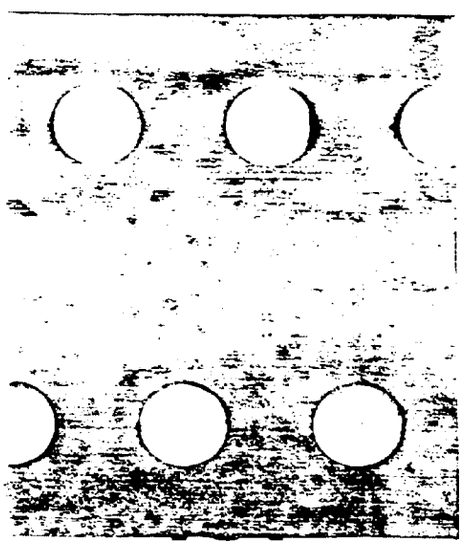
Tax Map and Parcel No. 16/98.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Mr. and Mrs. Ray Emmett
1754 Long Hollow Road
Gallatin, TN 37066

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3505 07/19 01:01 03CHECK 57.40





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9411 PAGE 477

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 12000.00
CON TX 44.40
PRFEE 1.00
WDEED 12.00
TOTAL 57.40
CHECK 57.40

07/19/94 01 12:45 0001 8505

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

72524
IDENTIF. & REFERENCE

94 JUL 19 PM 12:46
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 815092