WARRANTY DEED

File #12811
First Title & Escrow Company, Inc.
File Box 38

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road
Nashville, Tennessee 37215

BOOK 9510 PG 26

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CLAYTON BRENT CONATSER (NAME)	NEW OWNER (NAME)	MAP 143-6-A
328 Harpeth Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 8
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	FIELD BOOK 9D74007

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, CLIFTON W. EMERSON, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLAYTON BRENT CONATSER, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS 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 Phase One Harpeth Trace Estates, as of record in Plat Book 5200, page 125, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Clifton W. Emerson by deed from Thomas A. Hagood and wife, Marcelle G. McDaniel Hagood of record in Book 8004, page 365, said Register's Office. Clifton W. Emerson and Kathleen Emerson have since divorced by Final Decree in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 89D-17, dated February 22, 1990. Kathleen Emerson has subsequently conveyed her interest in said property to Clifton W. Emerson by quitclaim deed of record in Book 8060, page 917, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Restrictions of record in Book 5120, page 208, Book 5120, page 918, corrected in Book 5182, page 767, and Book 5178, page 138, Book 5182, page 769, and Book 5380, page 357; (2) Charter of record in Book 5120, page 199, amended in Book 6556, page 693; (3) Easement of record in Book 5597, page 186; (4) Agreement of record in Book 5102, page 956; and (5) All matters appearing on the Plan of record in Plat Book 5200, page 125, said Register's Office.

Virginia W. Emerson, spouse of Clifton W. Emerson, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Clifton W. Emerson.

unimproved ( )
This is improved (XX) property, known as 328 Harpeth Ridge Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 31st day of October, 19 94

Clifton W. Emerson
CLIFTON W. EMERSON

Virginia W. Emerson
VIRGINIA W. EMERSON

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 9510 PG 27

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLIFTON W. EMERSON and wife Virginia W. Emerson with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 31st day of October, 1994.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

05503

IDENTIF. & REFERENCE

94 NOV -2 PM 3:38

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 235,000.00

Clayton Brent Conatser
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October 19 94

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM CLIFTON W. EMERSON

TO CLAYTON BRENT CONATSER

4099 11/02 0101 03CHECK 878.50

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

9510

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9510 PG 28

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
235000.00
CON TX 869.50
PRFEE 1.00
WDEED 8.00
TOTAL 878.50
CHECK 878.50

11/02/94 01 15:39 0001 4099

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05503
IDENTIF. # REFERENCE

94 NOV -2 PM 3:32

DAVIDSON COUNTY, TN.

No. 850390