40156

IDENTIFICATION REFERENCE

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
William H. Emery et al
4015 Old Hillsboro Road
Franklin, TN 37064

BOOK 9635 PG 916

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 71-8
PARCEL 81/85
12DZ-01830
12DZ-01850

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, W.P.D. & Associates, Inc., a Tennessee corporation hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William H. Emery, married, Larry M. Emery, married, William R. Emery, married and Victor C. Emery, married, and Amber L. Choate, married, as joint tenants with right of survivorship, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE EXHIBIT "A"

This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record Book 161, Pages 26 and 27, said Register's Office. Easements of record in Book 8493, Page 697 and Book 8973, Page 265, said Register's Office.

Taxes for 1995 have been pro-rated and assumed by Grantee(s).

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

This is improved property known as 337/401 E. Trinity Lane, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William H. Emery, Larry M. Emery, William R. Emery, Victor C. Emery and Amber L. Choate, as joint tenants with right of survivorship, their heirs and assigns, forever; and we, W.P.D. & Associates, Inc., a Tennessee corporation 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 successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 29th day of March, 1995.

BOOK 9635 PG 917

W.P.D. & Associates, Inc., a Tennessee corporation

Jack D. Davis Jr., President

Joe Whitt, Sr., Secretary

Eddie G. Patterson, Director

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jack D. Davis Jr., Joe Whitt, Sr. and Eddie G. Patterson, as officers of W.P.D. & Associates, Inc., a Tennessee corporation, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are officers 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 and official seal at Nashville, Tennessee, this the 29th day of March, 1995.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 555.000.00.

AFFIANT

Subscribed and sworn to before me this 29th day of March, 1995.

NOTARY PUBLIC
My Commission Expires: 3/22/97

95 04 04 2:54 03CHECK 2056.50

EXHIBIT "A"

BEING Lots Nos. 3, 4, 5 and 6, on the Plan of J. B. Haynie's Oriental Plan of Lots, of record in Book 161, Page 26 and 27, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

INCLUDED IN THIS DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM is that property vested in Metropolitan Government for Nashville/Davidson County, by Order of Possession of record in Book 8493, Page 697, described as follows:

BEING a permanent right-of-way, permanent drainage easement and temporary construction easements in the first Civil District of Nashville, Davidson County, Tennessee, said right-of-way and easements being located along the northerly right-of-way margin of Trinity Lane and being part of the Jack Webb property of record in Deed Book 7519, Page 616, said Register's Office, and being more particularly described as follows:

Permanent Right-of-Way
BEGINNING at a point on the existing northerly right-of-way margin of Trinity Lane, said point being the southeasterly corner of the Jack Webb property and being held in common with the St. Theresa Holiness Science Organization property, proceed along the existing northerly right-of-way margin of Trinity Lane with a curve to the left having a radius of 11489.16 feet, a back tangent bearing of N84°40'01"W, and a length of 65.17 feet to the point of beginning; thence continuing along the existing northerly right-of-way margin of Trinity Lane with a curve to the left having a radius of 11489.16 feet, a back tangent bearing of N84°59'31"W, and a length of 30.08 feet to a point; thence N4°51'29"E, 25.00 feet to a point; thence S85°04'01"E, 30.14 feet to a point; thence S5°00'29"W, 25.00 feet to the point of beginning.

Total permanent drainage easement containing 750 square feet, more or less.

Total temporary construction easements containing 1,750 square feet, more or less, see document for complete description.

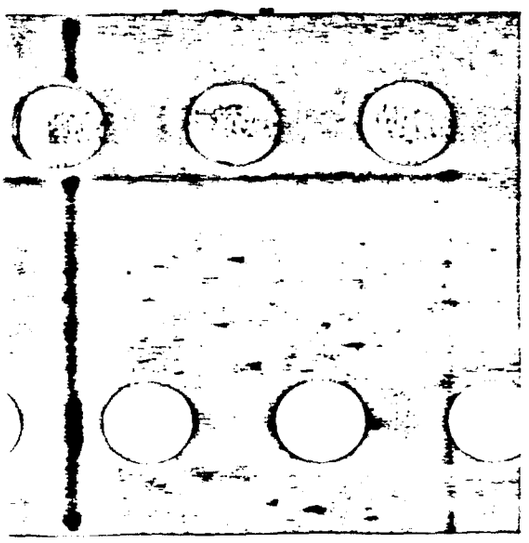
INCLUDED IN THIS DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM is that property vested in Metropolitan Government for Nashville/Davidson County, by Agreed Final Order of record in Book 8973, Page 265, said Register's Office, described as follows:

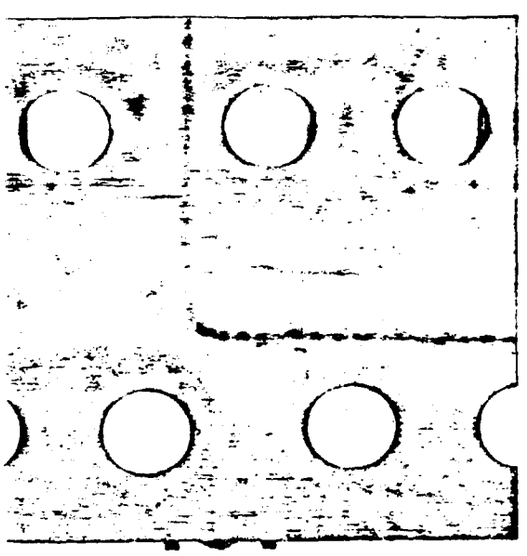
BEING a permanent right-of-way and temporary construction easement in the first Civil District of Nashville, Davidson County, Tennessee, said right-of-way and easement being located along the northerly right-of-way margin of Trinity Lane and being part of the Jack Webb property, of record in Book 5735, Page 402, said Register's Office, and being more particularly described as follows:
Permanent Right-of-Way
BEGINNING at a point on the existing northerly right-of-way margin of Trinity Lane, said point being the existing southwesterly corner of the Jack Webb property boundary and being held in common with James G. Williams, et ux, property, proceed along the westerly Jack Webb Property held in common with James G. Williams et ux N5°57'33"E, 5.00 feet to a point; thence with a curve to the right having a radius of 11489.16 feet, a back tangent bearing of S86°20'18" and a length of 185.11 feet to a point on the existing northerly right-of-way margin of Trinity Lane; thence along the existing northerly right-of-way margin of Trinity Lane S5°57'35"W, 5.00 feet to a point; thence with a curve to the left along the existing northerly right-of-way margin of Trinity Lane having a radius of 11484.16 feet, a back tangent bearing of N85°24'56"W and a length of 185.11 feet to the point of beginning.

Total permanent right-of-way containing 925 square feet, more or less.

Total temporary construction easement containing 5,453 square feet, more or less, see document for full description.

BEING the same property conveyed to W.P.D. & Associates by Quitclaim Deeds from (1) First Tennessee National Association of record in Book 8655, Page 824 and (2) Gordon Davis a/k/a Gordon H. Davis and wife, Mildred Davis and William L. Davis and Martha Davis, of record in Book 8655, Page 827, Register's Office for Davidson County, Tennessee.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9635 PG 919

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
555000.00
CON TX 2053.50
PRFEE 1.00
MDEED 12.00
TOTAL 2066.50
CHECK 2066.50

04/04/95 01 09:08 0001 7149

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48156
IDENTIF. & REFERENCE

95 MAR -4 AM 9:06

DAVIDSON CO. TN.

No. 896676