This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679
This instrument prepared from information furnished by parties

File Box 24

ADDRESS NEW OWNER:
William R. Emery and Jean R. Emery
3833 Moss Rose Drive
Nashville, TN 37216

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 119-9
PARCEL 48

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. H. Emery and wife, Maxine H. Emery hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William R. Emery and wife, Jean R. Emery, as tenants by the entirety, 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:

> BEING Lot No. 40, on the corrected and revised Plan of Thompson & Ring's Subdivision of Edenwold Park, of record in Plat Book 332, Page 29, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to W. H. Emery, by deed from Guaranty Title Company, Trustee of record in Book 8916, Page 909, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in book 332, Page 29, said Register's Office. Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 4343, Page 891; and easement for Gas Service Line of record in Book 6144, Page 739, said Register's Office.

This is improved property known as 2710 Grandview Avenue, Nashville, TN 37211.

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 R. Emery and wife, Jean R. Emery, their heirs and assigns, forever; and we, W. H. Emery and wife, Maxine H. Emery 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 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 10th day of May, 1995.

BOOK 9675 PG 503

W. H. Emery

W. H. Emery

Maxine H. Emery

Maxine H. Emery

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named W. H. Emery and wife, Maxine H. Emery the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 10th day of May, 1995.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 78,000.00.

AFFIANT

Subscribed and sworn to before me this 10th day of May, 1995.

NOTARY PUBLIC

My Commission Expires: 3/22/97

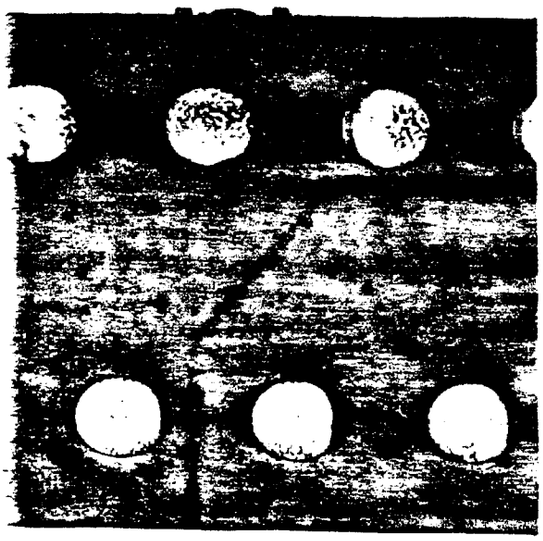
NOTARY PUBLIC AT LARGE

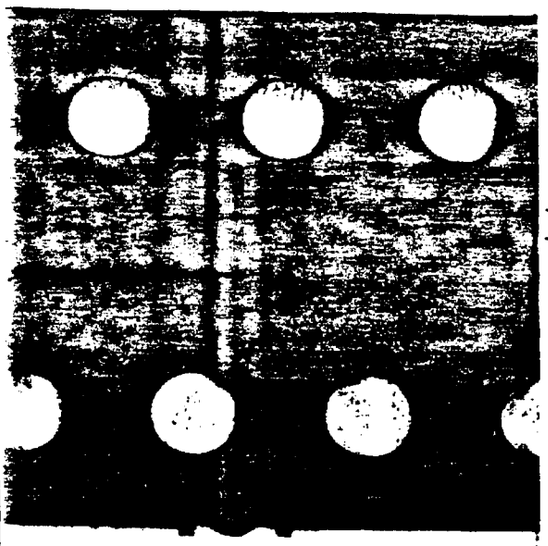
2459 05/18 0101 03CHECK 297.60

0062088
IDENTIF. ↑ REFERENCE

95 MAY 18 PM 12:08

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





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9675 PG 504

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	78000.00
CON TX	288.60
PRFEE	1.00
MDEED	8.00
TOTAL	297.60
CHECK	297.60

05/18/95 01 12:09 0001 2459

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0062088

IDENTIF. ↑ REFERENCE

95 MAY 18 PM 12:08

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.911814