BOOK 9682PG223

00064263

IDENTIF. & REFERENCE

95 MAY 25 AM 11:08

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
W & I Ref: (cmw) Title No: 36478
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Alice P. Emberton 4117 Brush Hill Road Nashville, TN 37216	First American National Bank P.O. Box 305048 Nashville, TN 37230-5048

TAX MAP-PARCEL NUMBERS: 61-08-50 15DZ 26650

4819 05/26 0101 03CHECK 334.23

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Polly Ann Spickard, a single person, and Anna G. Jackson, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Alice P. Emberton, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 5, Block 2 on the Map of A.J. McGaughey's Second Hayesboro Subdivision, of record in Book 547, page 43, said Register's Office.

SAID Lot No. 5 fronts 100 feet on the westerly margin of Brush Hill Road and extends back between parallel lines 300 feet to a dead line in the rear.

BEING the same property conveyed to Polly Ann Spickard and Anna G. Jackson, by deed from Stanley A. Brown, unmarried and Linda G. Brown (now Simmons), unmarried, of record in Book 8047, page 24, said Register's Office.

SUBJECT to 20-foot easement for sanitary sewers and/or storm drainage across/along the southeasterly portion of said lot and 10-foot temporary construction easement northeast and northwest of and adjacent thereto, all as granted to Metropolitan Government by instrument of record in Book 4211, page 212, said Register's Office.

James C. Jackson, the spouse of Anna G. Jackson, joins in this conveyance solely to convey any marital interest he may have in subject property.

This is improved property, known as: 4117 Brush Hill Road, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on 5-16, 1995.

Polly Ann Spickard

Anna G. Jackson

James C. Jackson

State of Tennessee
County of Davidson

On 5-25, 1995, before me the undersigned authority, personally appeared **Polly Ann Spickard and Anna G. Jackson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

Notary Public

My Commission Expires:

State of Tennessee
County of Davidson

On May 16th, 1995, before me the undersigned authority, personally appeared **James C. Jackson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBORAH H. BERRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 25, 1998

Notary Public

My Commission Expires:

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 87,900.00

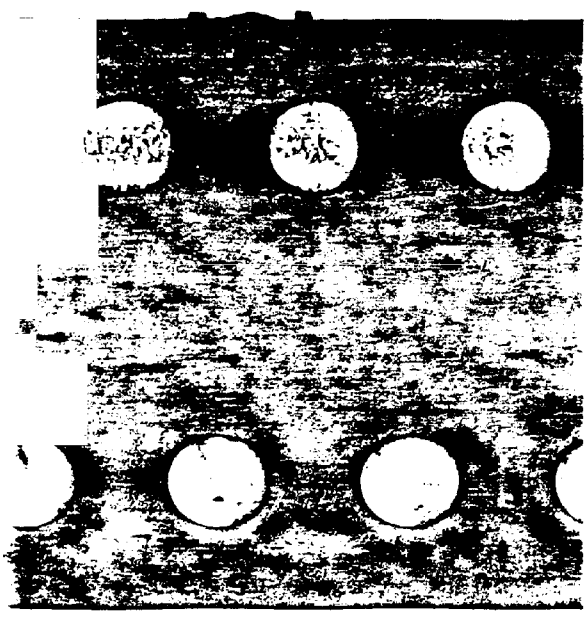
Affiant

Sworn and subscribed before me on 5-25, 1995.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

Notary Public

My Commission Expires:



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

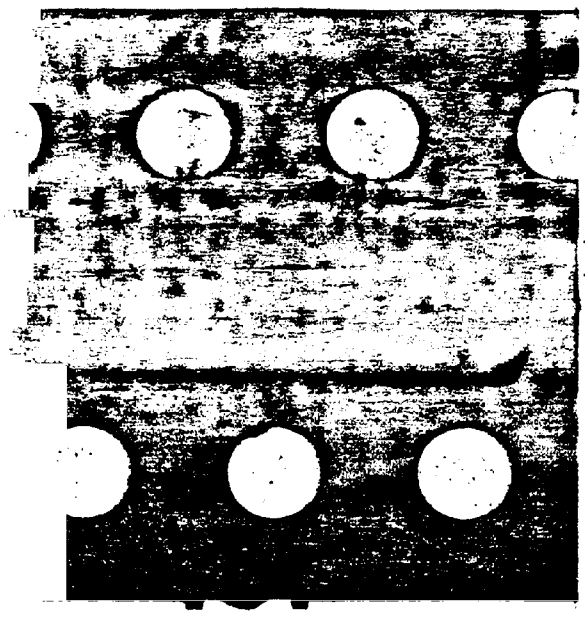
RECEIVED OF _____

FOR _____

BOOK 9682 PG 225

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 87900.00
CON TX 325.23
PRFEE 1.00
WDEED 8.00
TOTAL 334.23
CHECK 334.23

05/26/95 01 11:13 0001 4869

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00644263
IDENTIF. ↑ REFERENCE

95 MAY 26 AM 11:08

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 914200