WARRANTY DEED

95 JUL 28 AM 9:13
REGISTER

00083275

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2323 CRESTMOOR RD.,
NASHVILLE, TN. 37215

THIS INDENTURE, made and entered into as of the **26th** day of **July, 1995** by and between

RAY EMMETT and SHELLEY RENEE EMMETT, HUSBAND AND WIFE ,

hereinafter referred to as Grantor, and

JOSEPH ROGER ANDERSON and BRENDA FAY ANDERSON, HUSBAND AND WIFE ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of DAVIDSON, State of Tennessee:

TRACT 1

LAND LYING AND BEING IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING PART OF LOT NO. 2 ON THE PLAN OF SUBDIVISION OF WEAVER-HARRIS LANDS OF RECORD IN CHANCERY COURT PLAN BOOK 2, PAGE 183 AND DESCRIBED ACCORDING TO AN UNRECORDED SURVEY DATED AUGUST 25, 1981 BY RAY G. COLE, COLE LAND SURVEYING AND DESCRIBED AS FOLLOWS TO WIT:

BEING AT AN IRON PIN IN THE SOUTHERLY MARGIN OF UNION HILL ROAD, SAID POINT BEING THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO DAVID C. CHAPMAN AND WIFE, BE DEED FROM ROBERT B. ELLIS, ET UX OF RECORD IN BOOK 4492, PAGE 369, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE SOUTH 6 DEG. 55' EAST 197.50 FEET TO A POINT; THENCE NORTH 87 DEG. 57' WEST 8.20 FEET TO AN IRON PIN; THENCE NORTH 28 DEG. 54' WEST 173.14 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF UNION HILL ROAD; THENCE NORTH 57 DEG. 01' EAST ALONG THE SOUTHERLY MARGIN OF UNION HILL ROAD 81.17 FEET TO THE POINT OF BEGINNING.

5729 07/28 0101 03CHECK 531.00

TRACT 2

LAND LYING AND BEING IN THE 14TH FORMERLY 24TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING PART OF LOT NO. 2 ON THE PLAN OF SUBDIVISION OF WEAVER-HARRIS LANDS OF RECORD IN CHANCERY COURT PLAN BOOK 2, PAGE 183, AND DESCRIBED ACCORDING TO AN UNRECORDED SURVEY DATED MARCH 20, 1971 BY RALPH W. C. LAMBERT AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT AN IRON PIN IN THE SOUTHERLY MARGIN OF UNION HILL ROAD; THENCE SOUTH 0 DEG. 30' EAST, 1,127.3 FEET ALONG THE FENCE TO AN IRON PIN; THENCE SOUTH 89 DEG. 30' WEST 112.7 FEET TO AN IRON PIN; THENCE NORTH 0 DEG. 30' EAST 762.7 FEET TO AN IRON PIN; THENCE SOUTH 89 DEG. 30' WEST 33.0 FEET TO AN IRON PIN; THENCE NORTH 6 DEG. 93' WEST 197.5 FEET TO AN IRON PIN LOCATED IN THE SOUTHERLY MARGIN OF UNION HILL ROAD; THENCE ALONG THE SOUTHERLY MARGIN OF UNION HILL ROAD RIGHT-OF-WAY NORTH 44 DEG. 30' EAST 240.00 FEET TO THE POINT OF BEGINING AND CONTAINING 3.02 ACRES, MORE OR LESS.

MINUS TRACT 3

LAND LYING IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEING PART OF LOT NO. 2 ON THE PLAN OF SUBDIVISION OF WEAVER-HARRIS LANDS OF RECORD IN CHANCERY COURT PLAN BOOK 2, PAGE 183, AND DESCRIBED ACCORDING TO AN UNRECORDED SURVEY DATED AUGUST 25, 1981, BY RAY G. COLE, COLE LAND SURVEYING, AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON PIN, SAID PIN BEING THE SOUTHEAST CORNER OF THE DAVID C. CHAPMAN PROPERTY OF RECORD IN BOOK 4492 PAGE 369, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING SOUTH 2 DEG. 3' WEST 1,120.40 FEET FROM A PIN IN THE SOUTHERLY MARGIN OF UNION HILL ROAD; THENCE NORTHWEST 87 DEG. 57' WEST 112.70 FEET TO A POINT; THENCE NORTH 2 DEG. 3' EAST 139.14 FEET TO AN IRON PIN; THENCE SOUTH 87 DEG. 57' EAST 112.70 FEET TO AN IRON PIN; THENCE SOUTH 2 DEG. 3' WEST 139.14 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO RAY EMMETT AND WIFE, SHELLEY RENEE EMETT BY DEED FROM DAVID C. CHAPMAN AND WIFE, CAROL L. CHAPMAN AND BETTY B. CHAPMAN, NOW KNOWN AS BETTY B. CHAPMAN MEADOWS OF RECORD IN BOOK 9697 PAGE 425 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 8, 1995.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Ray Emmett
RAY EMMETT

Shelley Renee Emmett
SHELLEY RENEE EMMETT

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **RAY EMMETT and SHELLEY RENEE EMMETT, HUSBAND AND WIFE**, the within named 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 instrument for the purposes therein contained.

Witness my hand, at office, this **26th** day of **July, 1995.**

Sandy Ring
Notary Public

SANDY RING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 1998

Commission Expiration: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$140,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Joseph Roger Anderson
Affiant

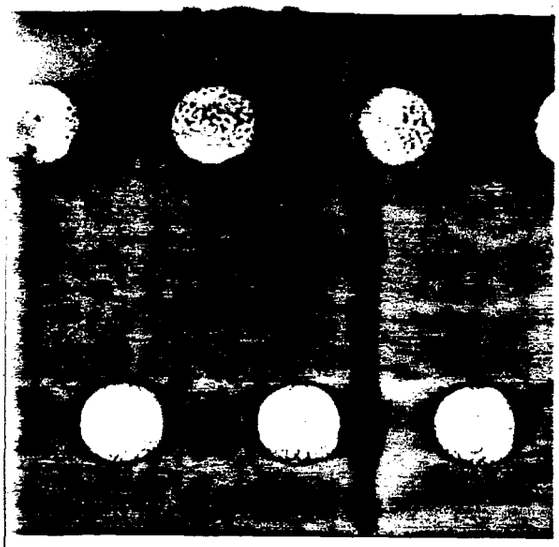
Subscribed and sworn to before me this **26th** day of **July, 1995.**

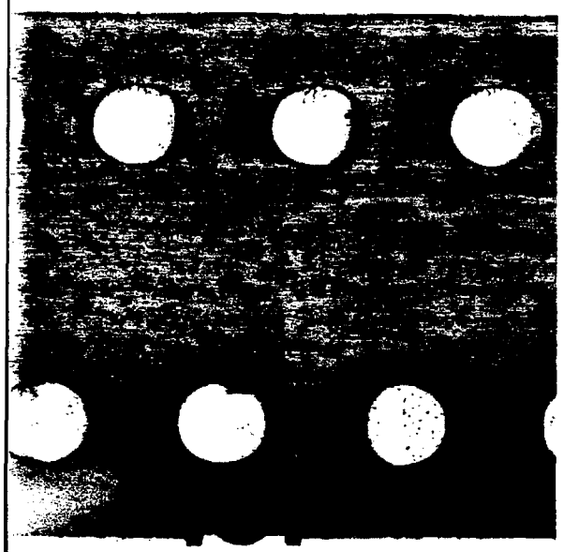
Sandy Ring
Notary Public

SANDY RING NOTARY PUBLIC AT LARGE WMSN. CO. TENN.

Commission Expiration: My Commission Expires MAY 23, 1998

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
ANDERSON & JORDAN ESCROW CO., INC. 2323 CRESTMOOR RD., NASHVILLE, TN. 37215	JOSEPH ROGER ANDERSON BRENDA FAY ANDERSON 3005 UNION HILL RD. JOELTON, TN. 37080	3005 UNION HILL ROAD JOELTON, TN. 37080 MAP PARCEL NUMBER 15-01-173





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9742 PG 930

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 140000.00
CON TX 518.00
PRFEE 1.00
WDEED 12.00
TOTAL 531.00
CHECK 531.00

07/28/95 01 09:14 0001 5729

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0083275
IDENTIF. # REFERENCE

95 JUL 28 AM 9:13

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

No. 934785