0142784

IDENTIFICATION REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (mn) Title No: 37270
Dav. Co. File: Box 8

BOOK 9923PG580

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James T. Lawson, Jr. 4200 Dakota Avenue Nashville, Tennessee 37209-3613	Capital Bank & Trust Company 1820 West End Avenue Nashville, Tennessee 37203

TAX MAP-PARCEL NUMBERS: **91-16-263**

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 **Stephen John Emley, married** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James T. Lawson, Jr., unmarried,** 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 the easterly 50 feet of Lot No. 101 on the Plan of Charlotte Park Company, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 101 fronts 50 feet on the northerly side of Dakota Avenue (formerly Fourth Avenue) and extends back between parallel lines with the westerly margin of 42nd Avenue North, formerly First Street, 150 feet to an alley.

BEING the same property conveyed to Stephen John Emley and wife, Angela Walker-Emley by deed from Christopher W. Rodriguez and wife, Lisa M. Rodriguez of record in Book 7851, page 1, Register's Office for said County. Stephen John Emley and Angela Walker-Emley divorced (Docket No. 91D 4552). Angela Walker-Emley, n/k/a Angela Carol Walker conveyed her interest to Stephen John Emley by Quitclaim Deed of record in Book 8652, page 768, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

Robin C. Emley joins in this conveyance soley forthe purpose of conveying any marital interest she might have in the subject property.

This is improved property, known as: 4200 Dakota Avenue, Nashville, Tennessee 37209-3613

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 this 19th day of January, 1996.

Stephen John Emley **Robin C. Emley**

State of Tennessee
County of Davidson

BOOK **9923**PG**581**

On this 19th day of January, 1996, before me the undersigned authority, personally appeared **Stephen John Emley and Robin C. Emley**, 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.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

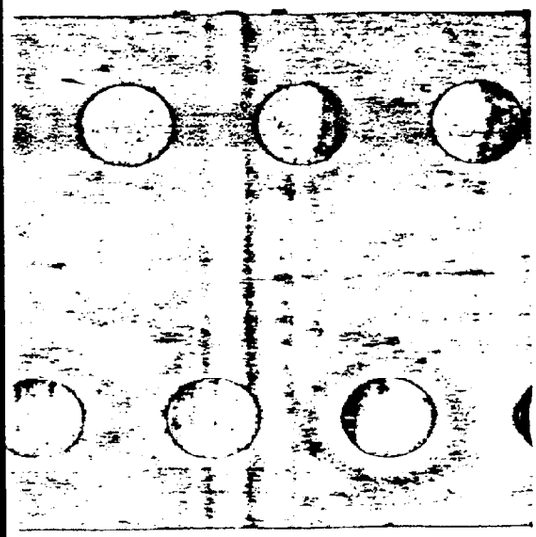
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 113000.00

Affiant

Sworn and subscribed before me on the 19th day of January, 1996.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

My Commission Expires: _____ Notary Public





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

RECEIVED OF _____

FOR _____

BOOK 9923 PG 582

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

CONT	113000.00
DEN TX	413.10
PRFEE	1.00
MTGEE	3.00
TOTAL	427.10
CHECK	427.10

12/22/98 01 10:23 0001 9835

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0142784
IDENTIF. & REFERENCE

95 JAN 22 AM 10:29

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 998141