WARRANTY DEED

BOOK 9969 PG 941

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,500.00

Ethel T. Emerson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March, 19 96

Notary Public

MY COMMISSION EXPIRES: January 24, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ETHEL T. EMERSON (NAME)	GREAT WESTERN BANK (NAME)	MAP 7
1735 SPRINGFIELD HIGHWAY (ADDRESS)	9451 CORBIN AVENUE (ADDRESS)	PARCEL 4
GOODLETTSVILLE, TN 37072 (CITY) (STATE) (ZIP)	NORTHRIDGE, CA 91324 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, GEORGE C. DeMOSS and wife, ROSIE LEE DeMOSS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ETHEL T. EMERSON, UNMARRIED

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:

LAND in the 10th Civil District of Davidson County, Tennessee, beginning at a post in the north right-of-way line of Tennessee Highway U.S. 41, or the Springfield and Nashville Pike, a corner to John Greer; thence north 2 deg. east 352 feet to a stone, corner to said Greer; thence south 88 deg. east 158 feet to a post in the margin of Baker Station Pike, corner to said Greer; thence with said Pike North 7 deg. west 100 feet; north 4 deg. east 460 feet to a stake, corner to M. P. Coggins; thence south 40 deg. west 824 feet to Highway U.S. 41, corner to M. P. Coggins; thence with said Highway U.S. 41, south 44 deg. east 475 feet to the beginning.

Being the same property conveyed to George C. DeMoss and wife, Rosie Lee DeMoss by deed of record in Book 5724, page 893, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIBED PREMISES BUT EXPRESSLY EXCLUDED HEREFROM is a portion of the above described premises having been conveyed to the State of Tennessee by deed from George C. DeMoss and wife, Rosie Lee DeMoss of record in Book 6158, page 706, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point 50 feet right of centerline Station 210+58.24 of proposed State Route 11 (U.S. 41); thence South 7 deg. 50 min. West 44 feet more or less to a point; thence with the existing margin of State Route 11 (U.S. 41) northwestwardly 480 feet more or less to a point; thence North 46 deg. 30 min. East 31 feet more or less to a point; thence with the proposed margin southeastwardly 455 feet more or less to the point of beginning.

unimproved ( )
This is improved (X) property, known as 1735 SPRINGFIELD HIGHWAY, GOODLETTSVILLE, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 1st day of March, 19 96

George C. DeMoss
GEORGE C. DeMOSS

Rosie Lee DeMoss
ROSIE LEE DeMOSS

BOOK 9969PG942

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GEORGE C. DeMOSS and wife, ROSIE LEE DeMOSS

the bargainor s, 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 and official seal at GOODLETTSVILLE, Tennessee, this 1st day of March, 19 96.

Commission expires January 24, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

MAIL ENV.

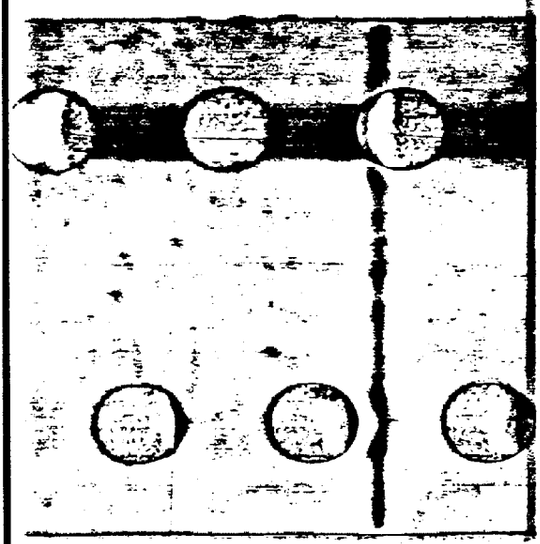
96 MAR -6 AM 9:41

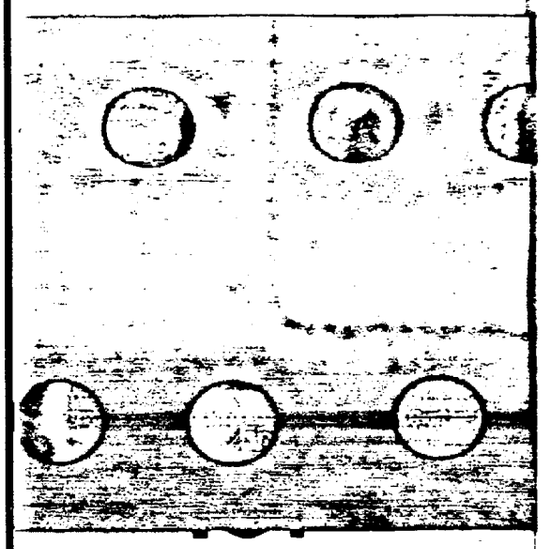
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

5278 03/06 0101 03CHECK 373.45

IDENTIFICATION REFERENCE

0157198





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

RECEIVED OF _____

FOR _____

BOOK 9969 PG 943

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 98500.00
CON TX 364.45
PRFEE 1.00
WDEED 8.00
TOTAL 373.45
CHECK 373.45

03/06/96 01 09:44 0001 5278

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0157198
IDENTIF. ↑ REFERENCE

96 MAR -6 AM 9:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1013391