BOOK 10163 PG 482

43

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,500.00

Doris A. Willis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES: 1-20-96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TAYLOR, PHILBIN, PIGUE, MARCHETTI, & BENNETT, One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Doris A. Willis (NAME)	Collateral Mortgage, Ltd., (NAME)	73-5-83
3833 Moss Rose Drive (ADDRESS)	1900 Crestwood Blvd. (ADDRESS)	15DZ35705
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Birmingham, AL 35210 (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, William R. Emery and wife, Jean R. Emery

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Doris A. Willis, 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 11th, formerly the 18th, Civil District of Davidson County, Tennessee, and being shown as part of the south part of a tract of 56.92 acres on the Map of the East Part of W. J. Tune's Land, of record in Book 974, Page 1, said Register's Office; and further shown as part of an unnumbered tract lying at the southwest intersection of Moss Rose Dirve, on the Plan of Moss Rose Heights, Sections Three and Four, of record in Book 1835, Page 103, said Register's Office, described partially according to a copy of a survey thereof made by Lewis D. Justice, Surveyor, on March 21, 1952, as follows:

BEGINNING at a point in the westerly margin of Moss Rose Drive, which point is located 100 feet southerly from the southwest corner of the intersection of Moss Rose Drive and Ivey Drive; thence in a southerly direction along the westerly margin of Moss Rose Drive 85 feet to a concrete monument; thence S35° 10'W, 191.1 feet to an iron stake; thence N35° 10'W, 125 feet to a point; thence in an easterly direction 185 feet, more or less, to the point of beginning.

Being the same property conveyed to William R. Emery and wife, Jean R. Emery, by deed from Elaine L. Edwards, now Colbert, of record in Book 8150, Page 919, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 3833 Moss Rose Drive, Nashville, TN 37216
(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 8th day of August 19 96

William R. Emery

Jean R. Emery

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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 William R. Emery and wife, Jean R. Emery

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 Nashville, Tennessee, this 8th day of August, 19 96.

Commission expires 11-20-96

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

0216828

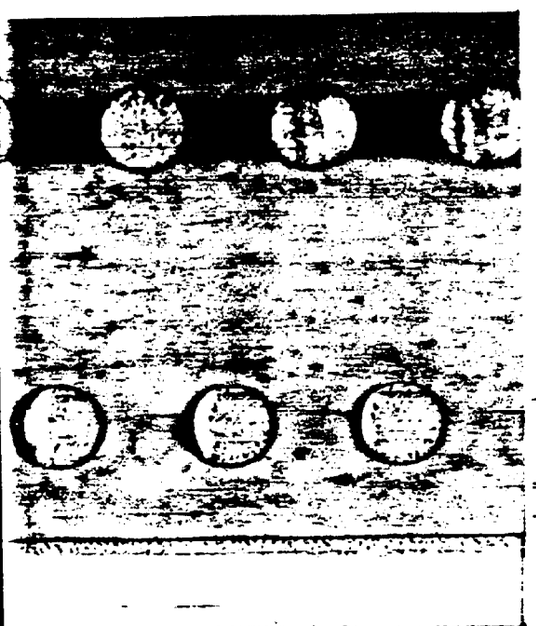
IDENTIF. & REFERENCE

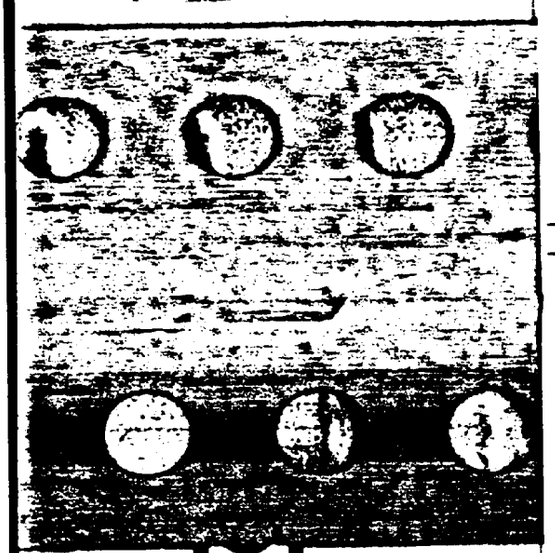
96 AUG 21 PM 3:33

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9473 08/21 0101 03CHECK

510.35





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

RECEIVED OF _____

FOR _____

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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
135500.00
CON TX 501.35
PRFEE 1.00
WDEED 8.00
TOTAL 510.35
CHECK 510.35
08/21/96 01 15435 0001 9473

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0216828
IDENTIF. # REFERENCE

96 AUG 21 PM 3:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1022032