BOOK 10765 PG 73

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Larry N. Emery and Jane Emery
4015 Old Hillsboro Road
Franklin, TN 37064

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 64-2
PARCEL 67
4D-27888

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Brenda R. Johnson, unmarried hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Larry N. Emery, and wife, Jane Emery, 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:

BEING Lot No. 236, on the Revised Plan of Brandywine Farms, Section 13, of record in Plat Book 4660, Page 71, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Brenda R. Johnson, unmarried, by deed from Charles R. Killian and wife, Mary Rose Killian of record in Book 7094, Page 487, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 3816, Page 544/ as amended in Book 3843, Page 951; Book 3886, Page 720; Book 4765, Page 625; Book 6371, Page 372; Book 6691, Page 977, said Register's Office.

Taxes for 1998 have been pro-rated and assumed by Grantee(s).

This is improved property known as 205 Rising Sun Terrace, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Larry N. Emery, and wife, Jane Emery, their heirs and assigns, forever; and I, Brenda R. Johnson, unmarried do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it; and I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 20th day of January, 1998. BOOK 10765 PG 74

Brenda R. Johnson

Brenda R. Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Brenda R. Johnson, unmarried the 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 20th day of January, 1998.

Gene W. Floyd

NOTARY PUBLIC

GENE W. FLOYD NOTARY PUBLIC AT LARGE

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 166,000.00.

William H. Emery

AFFIANT

Subscribed and sworn to before me this 20th day of January, 1998.

Gene W. Floyd

NOTARY PUBLIC

My Commission Expires: 1/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE

0392343

IDENTIF. & REFERENCE

98 JAN 22 AM 9:54

ELIA A. PEEBLES REGISTER
DAVIDSON COUNTY, TN.

4450 01/22 0101 03CHECK 623.20

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

RECEIVED OF _____

FOR _____

BOOK 10765 PG 75

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 166000.00
CON TX 614.20
PRFEE 1.00
WDEED 8.00
TOTAL 623.20
CHECK 623.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01/22/98 01 10:00:0001 4450

0392343
IDENTIF. # REFERENCE

98 JAN 22 AM 9:54

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1245068