WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF MAY, 1998

Notary Public

MY COMMISSION EXPIRES: 9/18/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 600, 200 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William R. Emery (NAME)	New Owner (NAME)	Map 73-01
505 Wilson Run (ADDRESS)	(ADDRESS)	Parcel 197
Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	(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, James E. Zimmerlee, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William R. Emery and wife, Jean R. 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:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Sections Three and Four, Moss Rose Heights, of record in Book 1835, page 103, Register's Office for said County.

Said Lot No. 55 fronts 76.0 feet on the southwesterly margin of Ivy Drive and extends back 196.74 feet on the southeasterly line and 179.57 feet on the northwesterly line to a dead line in the rear, measuring 77.91 feet thereon.

Being the same property conveyed to James E. Zimmerlee, Jr. and Margaret L. Zimmerlee, joint tenants with right of survivorship, by deed from William W. Fulcher and wife, Katheryn Fulcher of record in Book 6525, page 124, Register's Office for Davidson County, Tennessee. The said Margaret L. Zimmerlee has since died.

Erdeen G. Zimmerlee joins in the execution of this instrument to convey her interest in the Property, including any homestead rights, as spouse of James E. Zimmerlee, Jr.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

unimproved ( )
This is improved (X) property, known as 3927 Ivy Drive, Nashville, Tennessee 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 1st day of May 19 98

James E. Zimmerlee, Jr.

Erdeen G. Zimmerlee

98 MAY -4 PM 3:50
FELIX E. DAKE, REGISTER
DAVIDSON COUNTY, TN.

IDENTITY & REFERENCE

04332511

STATE OF Virginia)
COUNTY OF County)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Zimmerlee, Jr. and wife, Erdeen G. Zimmerlee, 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 instrument for the purposes therein contained. Witness my hand and official seal this 1st. day of May, 1998.

Notary Public

My Commission Expires: 1/31/01

2333 05/04 0101 03CHECK 317.02

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

RECEIVED OF _____

FOR _____

BOOK 10914 PG 384

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT ~~83250.00~~
				CON TX 308.02
				PRFEE 1.00
				MDEED 8.00
				TOTAL 317.02
				CHECK 317.02
			05/04/98 01	15:53 0001 2333

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0433251
IDENTIF. REFERENCE
98 MAY -4 PM 3:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1288402