This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679
This instrument prepared from information furnished by parties

File Box 24

BOOK 11146 PAGE 658

ADDRESS NEW OWNER:
Julian B. Baker
McDaver Properties
P. O.Box 100886
Nashville, TN 37224

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 105-8
PARCEL 278

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, William H. Emery hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto McDaver Properties, a sole proprietorship of Julian B. Baker, hereinafter called the Grantee, its' successors and assigns and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in the 6th Civil District of Davidson County,Tennessee, and described according to a copy of a survey made by Bruce Rainey & Assoc., Land Surveyors, dated October, 31, 1984, as follows:

BEGINNING at an iron pin in the southerly margin of Woodycrest Avenue, located 227.65 feet easterly from the iron pin at the curve at the intersection of Woodycrest Avenue and Lester Avenue; thence with said margin of Woodycrest Avenue easterly 69.83 feet to an iron pin; thence S00°15'00"E, 5 feet to an iron pin; thence easterly with said margin of said Woodycrest Avenue, 142.16 feet to an iron pin; thence S14°53'21"W, 5 feet to an iron pin; thence s. 72°29'10"E, 48.82 feet to an iron pin; thence N20°08'20"e, 15 feet to an iron pin; thence southeasterly with said margin of said Woodycrest Avenue, 237.25 feet to an iron pin; thence S45°03'19"e, 42.19 feet to an iron pin at the north margin of the Louisville and Nashville Railroad right-of-way; thence westerly with said margin of said Railroad right-of-way 287.00 feet to an iron pin; thence N12°20'23"W, 50 feet to an iron pin; thence S73°35'14"W, 248.83 feet to an iron pin; thence N00°41'50"E, 244.44 feet to the point of beginning, containing 1.93 acres, more or less.

Being the same property conveyed to William H. Emery and wife, Maxine Emery, by deed from VENTURE PROPERTIES, a partnership, of record in Book 6460, Page 771, Register's Office for Davidson County, Tennessee. Maxine Emery having since died.

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

This conveyance subject to easement granted in Book 6460, Page 772, said Register's Office.

Taxes for 1998 have been pro-rated and paid.

This is improved property known as 411 Woodycrest Avenue, Nashville, TN 37224.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said McDaver Properties, a sole proprietorship, its' successors and assigns and assigns, forever; and I, William H. Emery do covenant with the said Grantee 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 Grantee, its' successors and assigns 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 my hand this the 6th day of October, 1998.

William H. Emery

0701 10/07 0101 03CHECK 995.20

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William H. Emery, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 6th day of October, 1998.

NOTARY PUBLIC

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 266,000.00

AFFIANT

Subscribed and sworn to before me this 6th day of October, 1998.

NOTARY PUBLIC
My Commission Expires: 1/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

0497206
IDENTIF. & REFERENCE

98 OCT -7 AM 9:03
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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 266000.00
CON TX 984.20
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 995.20
CHECK 995.20

10/07/98 01 09:05 0001 0701

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0497206
IDENTIF. # REFERENCE

98 OCT -7 AM 9:03

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1355957