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*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*

ADDRESS NEW OWNER:
William H. Emery
4015 Old Hillsboro Road
Franklin, TN 37064

SEND TAX BILL:
*To Owner*

MAP AND PARCEL:
MAP 072-03-0
PARCEL 004

# 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, we, James H. Benson and wife, Judy L. Benson hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William H. Emery, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lots Nos.4, 5, 6 and 7 on the Plan of Patterson and Young's Gallatin Road Subdivision, of record in Plat Book 547, Page 38, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James H. Benson and wife, Judy L. Benson, by deed from SOUTHERN WOODENWARE, INC., a Tennessee corporation of record in Book 8727, Page 351, Register's Office for Davidson County, Tennessee.

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

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

Taxes for 1998 have been pro-rated and paid. 3774 10/15 0101 03CHECK 1343-00

This is improved property known as 3701 Gallatin Road, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William H. Emery, his heirs and assigns, forever; and we, James H. Benson and wife, Judy L. Benson do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, his 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.

98 OCT 15 AM 11:56
[illegible] REGISTER
DAVIDSON COUNTY, TN.

0500102
IDENTIFICATION REFERENCE

Witness our hands this the 14th day of October, 1998.

James H. Benson

Judy L. Benson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James H. Benson and wife, Judy L. Benson 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 14th day of October, 1998.

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

NOTARY PUBLIC

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 360,000.00.

AFFIANT

Subscribed and sworn to before me this 14th day of October, 1998.

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

NOTARY PUBLIC
My Commission Expires: 1/27/2001

**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 | |
| | | | | 360000.00 |
| | | | CON TX | 1332.00 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | CFEE | 2.00 |
| | | | TOTAL | 1343.00 |
| | | | CHECK | 1343.00 |
| 10/15/98 | 01 | | 11:57 0001 | 3774 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

05001102
IDENTIFICATION REFERENCE

98 OCT 15 AM 11:56

BILL [illegible] REGISTER
DAVIDSON COUNTY, TN.

**No.** 1359004