33-B
2689

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

BOOK 11207 PAGE 240

WARRANTY DEED

THIS INDENTURE is made and entered into this **13th** day of **November, 1998** between DOUGLAS H. WASSMER and MARIE G. WASSMER, HUSBAND AND WIFE, GRANTORs, and RAY EMMETT and SHELLEY RENEE EMMETT, HUSBAND AND WIFE, GRANTEEs.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, DOUGLAS H. WASSMER and MARIE G. WASSMER, HUSBAND AND WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto RAY EMMETT and SHELLEY RENEE EMMETT, HUSBAND AND WIFE, hereinafter referred to as GRANTEEs, their successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORs in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 4014 BRUSH HILL ROAD, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their successors, heirs and assigns forever. The GRANTORs covenant and agree with the said GRANTEEs that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind themselves, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEEs, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY
DOUGLAS H. WASSMER Signature of Seller

MARIE G. WASSMER

7814 11/17 0101 03CHECK 377.60

98 NOV 17 AM 9:30
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

05133337
IDENTIF. ◆ REFERENCE

BOOK 11207 PAGE 241

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, DOUGLAS H. WASSMER and MARIE G. WASSMER, HUSBAND AND WIFE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument, for the purposes therein contained.

Witness my hand, at office, this **13th** day of November, 1998.

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 7-27-2002

Name and Address of Property Owner:

RAY EMMETT and SHELLEY RENEE EMMETT, HUSBAND AND WIFE

Property Address:

4014 BRUSH HILL ROAD
NASHVILLE, TN 37216

Person Responsible for Taxes:

RAY AND SHELLEY RENEE EMMETT
2422 Crocker Springs
Goodlettsville, TN 37072

Map & Parcel #: MAP
62-5-9

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$98,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **13th** day of **November, 1998.**

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 7-27-2002

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being the north one-half of Lot No. 3, Block No. 1 on the Map of A.J. McGaughey's Haysboro Subdivision, of record in Book 547, pages 15 and 16, Register's Office for said County.

Said part of Lot No. 3 fronts 50 feet on the easterly side of Brush Hill Road and runs back between parallel lines, 300 feet to the westerly margin of Haysboro Drive at the top of the bluff on the Cumberland River

BEING the same property conveyed to DOUGLAS H. WASSMER and MARIE G. WASSMER, HUSBAND AND WIFE by Deed from DENNIS D. AND LUCRETIA M. CARROLL, of record in Deed Book 9368, page 562, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years.

2. All matters as set forth on the Plan of record in Plat Book 547, pages 15 and 16, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11207 PAGE 243

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	98000.00
			CON TX	362.60
			PRFEE	1.00
			WDEED	12.00
			CFEE	2.00
			TOTAL	377.60
			CHECK	377.60

11/17/98 01 09:29 0001 7814

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0513337
IDENTIF. ↑ REFERENCE

98 NOV 17 AM 9:30

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1372893