Box 2

BOOK 11358 PG. 403

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,000.00

William B Walker V
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February 19 99

Notary Public

NOTARY PUBLIC AT LARGE GREGORY S. PERRONE DAVIDSON COUNTY

My Commission Expires March 27, 1999

COMMISSION EXPIRES: 3-27-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William B. Walker, V	SouthTrust Mortgage Corporation	44-15
(NAME)	(NAME)	
810 Jones Street	100 Brookwood Place	
(ADDRESS)	(ADDRESS)	
Old Hickory, Tennessee 37138	Birmingham, AL 35209	189
(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, Christine C. Emerson, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William B. Walker, V, unmarried

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 the Fourth Civil District of Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 227, Section "A", Village of Old Hickory, as shown on plan recorded July 16, 1948, in Book 1412, page 68, in Register's Office for Davidson County, Tennessee; fronting 71.0 feet on Jones Street, containing 0.14 acres, more or less;

Subject to and/or reserving two (2) permanent easements for utilities, one (1) Ten (10) feet wide and one (1) two and five-tenths (2.5) feet wide and one (1) special easement ten (10) feet wide for electric and/or telephone cable, together with all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easments. If special easement is abandoned for the purpose for which the same has been dedicated, all rights thereunder will terminate and such special easement may not be reused for a different or dissimilar purpose, all as shown on said recorded plan, which is made a part of this description by reference thereto.

Being the same property conveyed to John H. Emerson and wife, Chritine C. Emerson by deed from E. I. du Pont de Nemours and Company, a Delaware corporation, of record in Book 1973, page 251, Register's Office for Davdison County, Tennessee. The said John H. Emerson having since died, the property is now vested in Christine C. Emerson as surviving tenant by the entirety.

CHRISTINE C. EMERSON, CHRISTINE EMERSON AND MARTHA CHRISTINE EMERSON IS ONE AND THE SAME PERSON

CONTINUED

unimproved ( )
This is improved (X) property, known as 810 Jones Street, Old Hickory, Tennessee 37138
(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 my hand this 22nd day of February, 19 99

Christine C. Emerson

Christine C. Emerson

By Charles Robert Coplan, POA

STATE OF TENNESSEE
COUNTY OF DAVDISON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared CHARLES ROBERT COLLINS, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney-in-Fact for **CHRISTINE C. EMERSON** the within named bargainor(s), and that he/she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **CHRISTINE C. EMERSON**, the within named bargainor(s) by the said CHARLES ROBERT COLLINS as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee, on this the 22nd day of February, 1999.

NOTARY PUBLIC

My Commission Expires: 3-27-99

GREGORY S. PERRONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
March 27, 1999

LEGAL DESCRIPTION CONTINUATION

This conveyance is subject to the following: Taxes for the year 1999 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 1424, page 68; easement of record in Book 1973, page 251; all of record in the Register's Office for Davidson County, Tennessee.

1023 02/24 0101 03CHECK 255.20

WARRANTY DEED

FROM

Christine C. Emerson

TO

William B. Walker, V

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

99 FEB 26 PM 2:38
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & RETURN REFERENCE

055387879

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11358 PG. 405

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

05538879

IDENTIF. & REFERENCE

99FEB26 PM 2:38

REGISTER
COUNTY, TN.

CAMT	66000.00
CON TX	244.20
PRFEE	1.00
MTGFEE	8.00
CFEE	2.00
TOTAL	255.20
CHECK	255.20

02/26/99 01 14:36 0001 1023

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1430223