Instr:200003130025506 Page: 1 OF 3
REC'D FOR REC 03/13/2000 11:38:19AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $506.90

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Ray Emmett, et ux 2422 Crocker Springs Road Goodlettsville, TN 37072	Same as New Owner	Map 17 Parcel 149

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, NELLE HITT JERNIGAN, joined by her husband, JOHN LLOYD JERNIGAN, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto RAY EMMETT and wife, SHELLEY R. EMMETT, hereinafter referred to as 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 former 10th Civil District of Davidson County, Tennessee, described according to a survey of F. E. head, Assistant County Surveyor of Robertson County, Tennessee, dated October 26, 1971 as beginning at a point in center of Union Hill Road said point being north of a 15 inch maple tree, in the line of the Billy Pike property; thence with the line of said Pike 55 deg. West 90.5 poles to a corner post; thence with I. B. Cuffman's fence line South 85 deg. East 23 poles to a stake, a corner with the Hitt property; thence with the line of the Hitt property as follows: North 15 deg. West 21.2 poles to a marked locust tree; thence North 25 deg. 15 min. East 52.6 poles to a point in center of the said Union Hill Road, an iron pin being on the south edge of the road; thence with the center of said road North 47 deg. 45 min. West 22.9 poles to the point of intersection of said centerline with the centerline of the Lower Walker's Creek Road extended; thence North 87 deg. West 13.5 poles to the beginning, containing 11.5 acres more or less.

INCLUDED in the above described property but expressly EXCLUDED therefrom is a tract or parcel of land containing 2.63 acres, more or less, conveyed to Nelle Hitt Jernigan by deed from Bessie Fryer Hitt and husband, J. V. Hitt, of record in Book 3135, page 425, Register's Office for Davidson County, Tennessee, said 2.63 acre tract being more particularly described as follows, to-wit:

> LAND in Davidson County, Tennessee, lying in the 10th Civil District thereof, and described by metes and bounds according to a survey made by Stephen A. Draper on October 7, 1960, as follows: Beginning in the center of the Union Hill Road in Shelby Greer's East line, which point is immediately North of a 15 inch maple tree in Greer's said line; running thence with the middle of said Union Hill road S 47 deg. E 223.5 feet to a point in the middle of Lower Walker's Creek Road; running with the middle of Union Hill Road S 46 deg. 15 min. E 106 feet to a point opposite a 24 inch maple tree; thence past said maple, S 30 deg. 30 min. W 729 feet to an iron pin in Shelby Greer's East line; thence N 5 deg. 15 min. E 724 feet along a fence which is the East boundary line of Shelby Greer's property to the point of beginning, in the middle of said Union Hill Road, containing 2.63 acres, more or less.

BEING a part of the same property conveyed to Nelle Hitt Jernigan by deed from J. V. Hitt and wife, Bessie Fryer Hitt, of record in Book 4573, page 246, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 1429 Union Hill Road, Goodlettsville, TN 37072.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2000, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

And, we, the GRANTORS, 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.

Joinder of Spouse: JOHN LLOYD JERNIGAN, husband of NELLE HITT JERNIGAN, joins in this conveyance to convey any and all right, title or interest which she may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

NELLE HITT JERNIGAN

JOHN LLOYD JERNIGAN

"GRANTEES"

RAY EMMETT

SHELLEY R. EMMETT

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NELLE HITT JERNIGAN and husband, JOHN LLOYD JERNIGAN, and RAY EMMETT and wife, SHELLEY R. EMMETT, 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, at office, this the 10th day of March, 2000.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Explers Aug. 29, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $137,000.00.

Affiant

Sworn to and subscribed before me, this the 10th day of March, 2000.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
My Comm. Expires Aug. 29, 2001