Box 2

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF April, 2000.

Notary Public

MY COMMISSION EXPIRES: 5-28-2000
(AFFIX SEAL)

CATHERINE R. TICE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ET-00-0405

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

Instr:200004200039676 Page: 1 OF 2
REC'D FOR REC 04/20/2000 12:57:08PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $314.50

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen M. Emahiser and wife, Julia B. Emahiser	Bank of America	
(NAME)	(NAME)	
2224 Aubrey Court	2059 Northlake Parkway	84-11-O-31.00
(ADDRESS)	(ADDRESS)	
Donelson, Tennessee 37214	Tucker, GA 30084	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we RICHARD R. NEIL IV AND WIFE, HOLLIE M. NEIL, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto STEPHEN M. EMAHISER AND WIFE, JULIA B. EMAHISER, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING Lot No. 99 and the northeasterly rear 35 feet of Lot No. 98 on the Map of Maplecrest Subdivision, a plan of which is of record in Book 1835, pages 27-28, Register's Office for Davidson County, Tennessee, described according to a survey made of Hal R. Swann, Jr., Surveyor, June 21, 1952, as follows:

BEGINNING at a point in the northerly margin of Aubrey Court at the corner of Lot Nos. 99 and 100 of said Subdivision; thence northwardly with the line between said two lots 170 feet to a point in the southerly right of way of the Tennessee Central Railroadl thence with said right of way westwardly 86.1 feet, more or less, to a point, said point being 35 feet west of the northwesterly corner of Lot No. 99; thence southwardly 160 feet, more or less to a point in the northerly margin of Aubrey Court, which said point is the common corner of Lot Nos. 98 and 99; thence with the margin of said Aubrey Court and the curve of same, eastwardly 86.7 feet to the beginning.

Being the same property conveyed to Richard R. Neil, IV and wife, Hollie M. Neil by deed of record in Book 7264, Page 387, said Register's Office.

This conveyance is subject to Restrictions of record in Book 1835, Page 27-28 as amended in Book 3436, Page 320, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 2224 Aubrey Court, Donelson, Tennessee 37214
(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/our hand(s) this 14th day of April, 2000.

Richard R. Neil IV

Hollie M. Neil

STATE OF Tennessee
COUNTY OF Davidson

BEVERLY J. HEATHERLY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Personally appeared before me, , a Notary Public in and for said County and State, the within named Richard R. Neil IV and Hollie M. Neil, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Donelson, Tennessee, this 14th day of April, 2000.

My Commission Expires: 9/9/03

Beverly J. Heatherly

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 14th day of April, 2000.

My Commission Expires _____ _____

Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
EXECUTIVE TITLE LLC
3584 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122