Box 60

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Ronald B. Emeson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
8th DAY OF May, 2000

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

Instr:200005090046730 Page: 1 OF 2
REC'D FOR REC 05/09/2000 9:08:09AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $1498.50

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RONALD B. EMESON	Suntrust Bank, a Georgia Corp.	MAP 104-5
(NAME)	(NAME)	
3514 Central Avenue	P.O. Box 305110	PARCEL 327.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville TN 37230-5110	26W-01445
(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, PALLAS PIDGEON, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD B. EMESON, 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 Davidson County, Tennessee, being Lot No. "A" on the Map of Greenway Subdivision, as of record in Book 3106, page 8, Register's Office for said County, described as follows:

BEGINNING at a point in the northerly margin of Central Avenue, at the southwest corner of said lot; thence with said Avenue, in an easterly direction 75.11 feet; thence around a curve in a northerly direction 39.26 feet to a point in the westerly margin of Greenway Avenue; thence with the margin of said Avenue, in a northwesterly direction 100.01 feet to a corner of Lots "A" and "B"; thence with the line between said lots, southwesterly 100.10 feet to an iron pin; thence along the rear line of Lot "A", southeasterly 125 feet to the point of beginning.

BEING the same property conveyed to Pallas Pidgeon by Deed from Mark Manner and wife, Anne C. Manner, of record in Book 9458, Page 726, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

CONTINUED

unimproved ( )
This is improved (X) property, known as 3514 Central Avenue, Nashville, TN 37205
(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 8th day of May, 2000

Pallas Pidgeon
PALLAS PIDGEON

BY: By Allen DeGuyper Attorney In Fact
ALLEN DEGUYPER, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County 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, a _____ , 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 _____, by the said_____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____.

My commission expires _____ _____

Notary Public

CONTINUATION OF LEGAL DESCRITPION

THIS instrument is being executed in behalf of PALLAS PIDGEON pursuant to a Power of Attorney executed by same on the 15th day of April, 2000, and being filed for record simultaneously herewith.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 8th day of May, 2000, before me personally appeared ALLEN DECUYPER to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PALLAS PIDGEON and acknowledged that he executed the same as the free act and deed of said PALLAS PIDGEON.

Witness my hand and official seal at Nashville, Tennessee.

_____
Notary Public

My Commission Expires: 5/27/01

