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PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

~~RETURN TO BOX #23~~

THIS INSTRUMENT PREPARED BY:
BAKER, DONELSON, BEARMAN,
& CALDWELL (RDB)
A Professional Corporation
Suite 1000, 211 Commerce Street
Nashville, Tennessee 37201

FROM: **David R. Emery** ("GRANTOR")

TO: **Arthur I. Henderson and Angeline E. Henderson** ("GRANTEES")

ADDRESS NEW OWNER:
Mr. and Mrs. Arthur I. Henderson
2141 Timberwood Drive
Nashville, Tennessee 37215

SEND TAX BILLS:
First Horizon
P.O. Box 176
Memphis TN 38104

MAP AND PARCEL NUMBER:
144 -5, Parcel 1

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **David R. Emery** (GRANTOR) has bargained and sold, and by these presents does transfer and convey unto **Arthur I. Henderson and Angeline E. Henderson**, husband and wife, their heirs and assigns, all of his interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 7 on the Plan of Highland Court, as shown on plat of record in Plat Book 2330, page 82, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to David R. Emery by Deed of record at Instrument No. 19991209030166, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to the limitations, restrictions and encumbrances set forth on **Exhibit "A"**.

The above description is identical to that contained in the prior deed of record on this property, and this is improved property known as 2141 Timberwood Drive, Nashville, Tennessee 37215.

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Davidson County DEEDWARR
Recvd: 12/04/00 11:04 4pgs
Fees:19.00 Taxes:1061.90
20001204-0118611

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 GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except as set forth on **Exhibit "A"**.

And GRANTOR does further covenant and bind himself, his heirs and assigns, tow arrant and forever defend the title to the said land tot eh said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Glenda J. Emery, spouse of GRANTOR, does hereby join in and execute this document for the purpose of conveying to GRANTEES any and all marital right, title and interest she may have in the property, but not further or otherwise.

WITNESS our hands on this 30th day of November, 2000.

David R Emery
David R. Emery

Glenda J Emery
Glenda J. Emery

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Rita H. Todd, a Notary Public in and for said State and County, **David R. Emery and Glenda J. Emery,** husband and wife, the within named bargainors, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this 30th day of November, 2000.

Rita H. Todd
NOTARY PUBLIC

My Commission Expires: 11/29/03

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $287,000.00.

David R Emery
AFFIANT

Subscribed and sworn to before me, this 30th day of November, 2000.

Rita H. Todd
NOTARY PUBLIC

My Commission Expires: 11/29/03

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EXHIBIT "A"

(a) Real property taxes assessed by the Metropolitan Government of Nashville and Davidson County for the year 2000 and subsequent years.

(b) All matters shown on Plat recorded in Book 2330, page 82, Register's Office for Davidson County, Tennessee.

(c) Restrictions contained in Book 2542, page 605, as corrected in Book 2548, page 266, and as amended in Book 2601, page 591, Register's Office for Davidson County, Tennessee.

(d) Agreement for dedication for easement(s) for sanitary sewers and/or storm drainage as set forth in instrument of record in Book 8081, page 800, Register's Office for Davidson County, Tennessee.