THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 CHURCH STREET, SUITE 1750
NASHVILLE, TN 37219

MAP & PARCEL:
25-12/31

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is **$120,000.00**.

Affiant

Subscribed and sworn to before me this the 20th day of June, 2001.

Notary Public

My Commission Expires: 3/26/05

BOBBIE CHANEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 06/25/01 13:56 4pgs
Fees:19.00 Taxes:444.00
20010625-0067024

ADDRESS NEW OWNER(S) AS FOLLOWS:
MORTGAGEE:

Ray Emmett & Shelly Renee Emmett
(Name)

STREET ADDRESS:

2422 Crocker Springs Road

Goodlettsville, TN 37072

SEND TAX BILLS TO:

SAME
(Name)

STREET ADDRESS:

SAME

W A R R A N T Y D E E D

For and in consideration of the sum of **One Hundred Twenty Thousand and 00/100 ($120,000.00) Dollars**, cash in hand paid by the hereinafter named Grantees (the "Grantee,") and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lois F. Stinson and husband, John R. Stinson**, hereinafter referred to as the "Grantors," have bargained and sold, and by these presents does transfer and convey unto **Ray Emmett and wife, Shelly Renee Emmett**, their heirs, successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, the following real property:

See **EXHIBIT "A," attached hereto,** for a complete legal description of the property herein conveyed.

This is improved property known as: 705 Cerro Vista Drive
Goodlettsville, TN 37072

THIS conveyance is expressly made subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights for public utilities applicable to this property; and all other matters of any kind or nature appearing of record; provided, however, Grantors warrant to Grantee, their

heirs, successors and assigns, that there exist no mortgages, deed of trust liens or mechanics liens against the real property herein conveyed, as of the time of execution hereof. Real property taxes for the current year, county and city, have been prorated and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns forever; and Grantors do covenant with the said Grantee that is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantors further covenant and bind themselves, their heirs, successors and/or assigns to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused their names to be affixed hereto on this 20th day of June, 2001.

Grantors:

Lois F Stinson
Lois F. Stinson

John R. Stinson, POA
John R. Stinson, by Lois F. Stinson, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared Lois F. Stinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 20th day of June, 2001.

Bobbie Carver
Notary Public

BOBBIE CARVER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/26/05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named LOIS F. STINSON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledges that she executed the within instrument as the true and lawful attorney-in-fact for JOHN R. STINSON, by signing the name of the aforesaid JOHN R. STINSON by herself as attorney-in-fact, for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 20th day of June, 2001.

Bobbi Carney
Notary Public

BOBBIE CARNEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/26/05

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 22, on the Plan of Clark Place, Section 4, as shown on plat of record in Plat Book 2331, page 74, 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 Glostion L. Mullican and Lois F. Mullican by Deeds of Record in Book 3977, page 783, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Lois F. Stinson by Quitclaim Deed from Glostion L. Mullican (aka Glaston Lafatte Mullican) of record in Instrument No. 20010625 0067022, Register's Office for Davidson County, Tennessee.

Lois F. Mullican is now known as Lois F. Stinson.

J:emmett.wd