WARRANTY DEED

B-CBTC-03-0200

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF July, 2003.

LAURA SHORT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Notary Public

MY COMMISSION EXPIRES: 5/30/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Emmons	Commercial Bank & Trust Co.	
200 Tillman Lane (ADDRESS)	815 E. Reelfoot Ave. (NAME) (ADDRESS)	83-7-99
Nashville, Tennessee 37206 (CITY) (STATE) (ZP)	Union City, TN 38261 (CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOANNE K. SMITH, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ELIZABETH EMMONS AND SHARP EMMONS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being a tract of land in the 27th Ward of the City of Nashville, being shown as an un-numbered lot marked "Hoover" on the Plan of Tillman Subdivision, Part #1, of record in Book 1130, Page 29, Register's Office for said County.

Said Lot fronts 100 feet on the south side of Tillman Avenue and runs back between lines, 141.5 feet on the east line and 150 feet on the west line along the east margin of Porter Road, to a dead line, on which it measures 125 feet.

Being the same property conveyed to Joanne K. Smith, unmarried, by Deed dated February 17, 2000 and filed for record on February 18, 2000 in Instrument Number 20000218-0016442, Register's Office for Davidson County,Tennessee.

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

Being the same property conveyed to Grantor(s) by Deed recorded simultaneously herewith at Book _____, page _____, or Instrument No. _____, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 200 Tillman Lane, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 30th day of July, 2003.

Joanne K. Smith

Davidson County DEEDWARR
Recvd: 08/08/03 16:03 2pgs
Fees:13.00 Taxes:632.70

20030808-0113650

STATE OF Tennessee

COUNTY OF Davidson

I, Laura Shoun, a N otary Public of the County and State first above written, do hereby certify that Joanne K. Smith, unmarried personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th day of July, 2003.

Laura Shoun

Notary Public

My Commission Expires:

(SEAL)

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903