SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/23/05 10:25 3 pgs
Fees:18.00 Taxes:3237.50

20050823-0100227

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $875,000.00

Robert A Warner

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A. Warner	SAME	71-8-80
(NAME)	(NAME)	71-8-81
714 FALCON DR		
(ADDRESS)	(ADDRESS)	71-8-85
MADISON TN 37115		
(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,

William H. Emery and Larry M. Emery and William R. Emery and Victor C. Emery and Amber L. Choate, as joint tenants with right of survivorship,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert A. Warner and wife, Suzanne G. Warner,

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:

PARCEL 1:

Land in Davidson County, being the westerly 65 feet of Lot No. 6 in J. B. Haynie's Oriental Plan, as of record in Plat Book 161, Pages 26 & 27, said Register's Office to which plan reference is hereby made for a more complete description.

Said part of Lot No. 6 fronts 65 feet on the northerly side of Trinity Lane, formerly Countess Street, and extends back between parallel lines 140 feet, more or less, to an alley.

Being the same property conveyed to William R. Emery, William H. Emery, Amber Love Choate, Larry Mac Emery, Victor C. Emery by Warranty Deed from Kay Braden Williams now Crawley of record in Instrument No. 20040729-0090873, Register's Office for Davidson County, Tennessee, executed 7-23-04, filed 7-29-04.

INCLUDED in the above legal description but SPECIFICALLY EXCLUDED from this conveyance is the following described property:

Being part of the westerly 65 feet of Lot No. 6 in the J. B. Haynie's Plan, as of record in Book 161, Pages 26 and 27, Register's Office for said County.

RIGHT-OF-WAY: Beginning at a point on the existing northerly right-of-way margin of Trinity Lane, said point being the existing southeasterly corner of the Kay Parker Williams property (now the William H. Emery et al property, Instrument No. 20040729-0090873) and being held in common with William C. Davis, proceed along the existing northerly right-of-way margin of Trinity Lane with a curve to the left having a radius of 11.484 feet, a back tangent bearing of N 86° 20'21" W. and a length of 65.06 feet to a point, said point being the existing southwesterly corner of the Kay Parker Williams property (now the William H. Emery et al property, Instrument No. 20040729-0090873)and being held in common with Woodrow W. Crutcher; thence along the westerly Kay Parker Williams property (now the William H. Emery et al property, Instrument No. 20040729-0090873) boundary held in common with Woodrow W. Crutcher N 5° 57' 34" E. 5.01 feet to a point; thence **leaving the westerly Kay Parker Williams property (now the William H. Emery et al property, Instrument No. 20040729-0090873) boundary with a curve to the right having a radius of 11.489 feet, a back tangent bearing of S 86° 39' 46" E. and a length of 65.06 feet, to a point on the easterly Kay Parker Williams property (now the William H. Emery et al property, Instrument No. 20040729-0090873) boundary held in common with Williams C. Davis; thence along the easterly Kay Parker Williams property (now the William H. Emery et al property, Instrument No. 20040729-0090873) boundary held in common with William C. Davis S 5° 57' 33" W. 5.00 feet to the point of beginning, containing 325 square feet, more or less.

TEMPORARY CONSTRUCTION EASEMENT: Beginning at a point on the new northerly right-of-way margin of Trinity Lane, said point being the new southeasterly corner of the Kay Parker Williams property (now the William H. Emery et al property, Instrument No. 20040729-0090873) and being held in common with William C. Davis, proceed along the new northerly right-of-way margin of Trinity Lane with a curve to the left having a radius of 11,489.16 feet, a back tangent bearing of N 86° 39' 46" W, and a length of 65.06 feet, to a point, said point being the new southwesterly corner of the Kay Parker Williams property (now the William H. Emery et al property, Instrument No. 20040729-0090873) and being held in common

with Woodrow W. Crutcher property; thence along the westerly Kay Parker Williams property (now the William H. Emery et al property, Instrument No. 20040729-0090873) boundary held in common with Woodrow W. Crutcher property N 5° 57' 34" E. 20 feet, more or less, to a point; thence S 86° 29' 50" E. 65.1 feet, more or less, to a point on the easterly Kay Parker Williams property (now the William H. Emery et al property, Instrument No. 20040729-0090873) boundary held in common with Williams C. Davis property; thence along the easterly Kay Parker Williams property (now the William H. Emery et al property, Instrument No. 20040729-0090873) boundary held in common with William C. Davis property S 5° 57' 33" W, 20 feet, more or less. Said temporary construction easement to be abandoned upon completion of construction.

Being the same property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by Deed from Kay Parker Williams, unmarried, of record in Book 8342, Page 702, Register's Office for Davidson County, Tennessee.

Property also known as 335 East Trinity Lane, Nashville, TN 37207

PARCEL 2:

LAND in Davidson County, Tennessee being Lots No. 4, 5 and 6, on the Plan of J. B. Haynie's Oriental Plan of Lots, of record in Book 161, Page 26 and 27, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to William H. Emery, married, Larry M. Emery, married, William R. Emery, married and Victor C. Emery, married, and Amber L. Choate, married, as joint tenants with right of survivorship, by Warranty Deed from W.P.D & Associates, Inc., a Tennessee corporation, of record in Book 9635, Page 916, Register's Office for Davidson County, Tennessee.

INCLUDED in the above, but expressly excluded is that portion of the property conveyed to Woodrow W. Crutcher and wife, Beatrice T. Crutcher, by deed from T. W. Warren and wife Verdia F. Warren, of record in Book 2097, Page 137, RODCTN, as follows: being the westerly 65 feet of Lot No. 6 in J. B. Haynie's Oriental Plan as of record in Book 161, Pages 26 and 27, RODCTN.

Said part of Lot No. 6 fronts 65 feet on the northerly side of Trinity Lane, formerly Countess Street, and extends back between parallel lines 140 feet, more or less, to an alley.

INCLUDED IN THIS DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM is that property vested in Metropolitan Government for Nashville/Davidson County, by Agreed Final Order of record in Book 8973, Page 265, said Register's Office, described as follows:

BEING a permanent right-of-way and temporary construction easement in the first Civil District of Nashville, Davidson County, Tennessee, said right-of-way and easement being located along the northerly right-of-way margin of Trinity Lane and being part of the Jack Webb property, of record in Book 5735, Page 402, said Register's Office, and being more particularly described as follows:

BEGINNING at a point on the existing northerly right-of-way margin of Trinity Lane, said point being the existing southwesterly corner of the Jack Webb property boundary and being held in common with James G. Williams, et ux, property, proceed along the westerly Jack Webb Property held in common with James G. Williams et ux N 5° 57' 33" E 5.00 feet to a point; thence with a curve to the right having a radius of 11489.16 feet, a back tangent bearing of S 86° 20' 18" and a length of 185.11 feet to a point on the existing northerly right-of-way margin of Trinity Lane; thence along the existing northerly right-of-way margin of Trinity Lane S 5° 57' 35" W 5.00 feet to a point; thence with a curve to the left along the existing northerly right-of-way margin of Trinity Lane having a radius of 11484.16 feet, a back tangent bearing of N 85° 24' 56" W and a length of 185.11 feet to the point of beginning.

Total permanent right-of-way containing 925 square feet, more or less.

Total temporary construction easement containing 5,453 square feet, more or less.

Property also known as 337 East Trinity Lane, Nashville, TN 37207

PARCEL 3:

Land in Davidson County, Tennessee, being Lot No. 3 on the map of J. B. Haynies Oriental Subdivision of record in Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to William H. Emery, married, Larry M. Emery, married, William R. Emery, married and Victor C. Emery, married, and Amber L. Choate, married, as joint tenants with right of survivorship, by Warranty Deed from W.P.D & Associates, Inc., a Tennessee corporation, of record in Book 9635, Page 916, Register's Office for Davidson County, Tennessee.

INCLUDED IN THIS DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM is that property vested in Metropolitan Government for Nashville/Davidson County, by Order of Possession of record in Book 8493, page 697, described as follows:

BEING a permanent right-of-way, permanent drainage easement and temporary construction easements in the first Civil District of Nashville, Davidson County, Tennessee, said right-of-way and easements being located along the northerly right-of-way margin of Trinity Lane and being part of the Jack Webb property of record in Deed Book 7519, Page 616, said Register's Office, and being more particularly described as follows:

Permanent Right-of-Way
BEGINNING at a point on the existing northerly right-of-way margin of Trinity Lane, said point being the southeasterly corner of the Jack Webb property and being held in common with the St. Theresa Holiness Science Organization property,

proceed along the existing northerly right-of-way margin of Trinity Lane with a curve to the left having a radius of 11489.16 feet, a back tangent bearing of N 84° 40'01" W, and a length of 65.17 feet to the point of beginning; thence continuing along the existing northerly right-of-way margin of Trinity Lane with a curve to the left having a radius of 11489.16 feet, a back tangent bearing of N 84° 59' 31" W, and a length of 30.08 feet to a point; thence n 4°51' 29" E 25.00 feet to a point; thence S 85° 04' 01" E. 30.14 feet to a point; thence S 5° 00' 29" W. 25.00 feet to the point of beginning.

Total permanent drainage easement containing 750 square feet, more or less.

Total temporary construction easements containing 1,750 square feet, more or less, see document for complete description.

Property also known as 407 East Trinity Lane, Nashville, TN 37207

THE ABOVE DESCRIBED PROPERTY WAS NOT THE PRIMARY RESIDENCE OF THE GRANTORS.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 335/337/407 East Trinity Lane, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

To have and to hold the above described property together with all and singular the rights of appurtenance thereto in any form belonging unto the said Grantees, their successors and assigns forever, and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and Grantors' successors and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantees, their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise.

Without limiting the foregoing warranty of title, Grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, merchantability or fitness for any purpose. Grantees have carefully inspected the property, and by acceptance of this deed, accepts the property "as is" and "where is" in its present conditions. 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 our hands this 18th day of August, 2005.

William R. Emery

William H. Emery

Victor C. Emery

Larry M. Emery

Amber L. Choate

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named William H. Emery and Larry M. Emery and William R. Emery and Victor C. Emery and Amber L. Choate, as joint tenants with right of survivorship, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of August, 2005.

Commission expires: November 25, 2006

Mark A. Ellmore, Jr. Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY