Davidson County DEEDWARR
Recvd: 09/23/05 14:28 2 pgs
Fees:13.00 Taxes:1196.95
20050923-0114616

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $323,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of September, 2005.

Notary Public

My Commission Expires: 9/20/08

AMY LEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Mary Elizabeth Van Meter
4412 Glendale Square
Nashville, TN 37204

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

131-08-0-A-123.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lee V. Emerson, married* hereinafter referred to as Grantors, hereby transfers and conveys to Mary Elizabeth Van Meter hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Unit No. 4412, Glendale Square, having been established as a Horizontal Property Regime, by Master Deed and by-laws of record in Book 4878, Page 805, and further described as shown by plat of record in Plat Book 4860, Page 6, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Lee V. Emerson by Warranty Deed from Martha L. Butler, Individually and Martha Lasley Butler, Executrix of the Last Will and Testament of Thelma Roach Lasley, Deceased of record in Instrument No. 20040518-0058197, Register's Office for said County.

*Said property was not the marital residence of Lee V. Emerson.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005 and subsequent years, a lien, but not yet due and payable.

Subject to all matters as set forth per Plat Book 4860, Page 6, Register's Office of said County.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 4412 Glendale Square, Nashville, TN 37204.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 14th day of September, 2005.

Lee V. Emerson

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Lee V. Emerson the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14 of September, 2005.

Notary Public

My Commission Expires: 12/8/13

ESPERANZA TORRES
Commission # 1634493
Notary Public - California
Santa Clara County
My Comm. Expires Dec 13, 2008

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