1st

This Instrument Prepared By:
Richard D. Bird, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
Suite 1000, 211 Commerce Street
Nashville, Tennessee 37201

Davidson County DEEDWARR
Recvd: 02/23/07 15:22 4 pgs
Fees:23.00 Taxes:4810.00
20070223-0022948

Address New Owner as follows:	Send Tax Bills To:	Map-Parcel No.:
Arthur I. Henderson and	New Owners	
Angeline Emery Henderson		130-9-71
112 Clydelan Court		
Nashville, Tennessee 37205		

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00.

David R Emery
Affiant

Subscribed and sworn to before me this the 21ST day of February, 2007.

Robin J. Payton
Notary Public

ROBIN J. PAYTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: July 24, 2010

My Commission Expires: 7-24-2010

WARRANTY DEED

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

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)

The legal description contained on Exhibit "A" hereto is identical to that contained in the previous deed of record.

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Said property is transferred subject to the limitations, restrictions and encumbrances set forth on Exhibit "B".

This is improved property known as 112 Clydelan Court, Nashville, Tennessee 37205.

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, unless otherwise herein set out.

And Grantor does further covenant and bind himself, his heirs and assigns, 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.

Glenda J. Emery, spouse of Grantor, joins in this transfer for the purpose of conveying any and all marital right, title and interest she may have in the property, but not further or otherwise.

WITNESS our hands this 21ST day of February, 2007.

David R Emery
David R. Emery

Glenda J Emery
Glenda J. Emery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **David R. Emery and wife, Glenda J. Emery**, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein.

Witness my hand and seal, at office, in Nashville, Tennessee, this the 21ST day of February, 2007.

Robin J. Payton
Notary Public

My COMMISSION EXPIRES: July 24, 2010
My Commission Expires: 7-24-2010

ROBIN J. PAYTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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EXHIBIT "A"

PROPERTY DESCRIPTION

Being all of Lot No. 5 on the Plat of Warner Court, Section II, as shown on the plat of record in Book 2330, page 124, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David R. Emery, by Deed of record in Instrument No. 20050316-0029042, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Metropolitan Government and Davidson County taxes for the year 2007, a lien, but not yet due and payable.

2. All matters shown on Plat recorded in Book 2330, page 124, as amended by Waiver and Release of Easement as of record in Instrument No. 20050824-0101152 and Instrument No. 20050824-0101153.

3. Easement(s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 6297, page 117.