THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Alton Embry, et ux PO Box 206 Old Hickory, TN 37138	Same as New Owner	Map 53-03 Parcel 362.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JUANITA D. McCAULEY, joined by her husband, LUTHER H. McCAULEY, and ANITA FAY SIRCY, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto ALTON EMBRY and wife, TRACY EMBRY, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 73 on the Map of the Village of Old Hickory, Section E, as of record in Book 1424, page 132, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 73 begins at a point in the westerly margin of Cleves Street, the common front corner of Lots Nos. 71 and 73; thence westerly 148.7 feet to a point, the common rear corner of Lots Nos. 71 and 73; thence southerly 84.1 feet to a point in the northerly margin of Ball Park Road, the common corner of Lots Nos. 73 and 79; thence easterly 122.4 feet along said road to a point, the beginning of a curve; thence 40.8 feet around said curve, having a radius of 25 feet, to a point in the westerly margin of Cleves Street; thence northerly along said street 67.3 feet to the point of beginning.
>
> BEING the same property conveyed to Juanita D. McCauley and Anita Fay Sircy, as tenants in common with the right of survivorship by Quitclaim Deed from Luther Hugh McCauley and wife, Juanita D. McCauley of record in Instrument No. 20020801-0092336 Register's Office for Davidson County, Tennessee.
>
> The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.
>
> The current mailing address for said property is 1608 Cleves Street, Old Hickory, TN 37138.

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 we, the GRANTORS, do covenant with the said GRANTEES, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2007, which are a lien, but not yet due and payable, which have been prorated

Davidson County DEEDWARR
Recvd: 08/03/07 13:32 2 pgs
Fees:13.00 Taxes:429.20
20070803-0092689

between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 1424, page 132, said Register's Office.

And, we, the GRANTORS, do further covenant and bind ourselves, our 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.

Joinder of Spouse: LUTHER H. McCAULEY, husband of JUANITA D. McCAULEY, joins in this conveyance to convey any and all right, title or interest which he may have in and to the real property described herein, marital or otherwise.

This property is not a marital residence for the GRANTOR, ANITA FAY SIRCY, and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. Section 26-2-307 or other similar statute.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

JUANITA D. McCAULEY

LUTHER H. McCAULEY

ANITA FAY SIRCY

"GRANTEES"

ALTON EMBRY

TRACY EMBRY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUANITA D. McCAULEY and LUTHER H. McCAULEY, ANITA FAY SIRCY, and ALTON EMBRY and wife, TRACY EMBRY, 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, at office, this the 31st day of July, 2007.

PATSY C. DAVISON NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. DECEMBER 2, 2009

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $116,000.00.

Affiant

Sworn to and subscribed before me, this the 31st day of July, 2007.

PATSY C. DAVISON NOTARY PUBLIC STATE OF TENNESSEE MY COMM. EXP. DECEMBER 2, 2009

NOTARY PUBLIC