WARRANTY DEED

23704

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Thomas Scott Emerson
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS 30th DAY OF December, 2008.

(Affix Seal) Notary Public

My Commission Expires: 05/02/09

BRENDA FRANKS HALE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires MAY 2, 2009

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Daniel T. Sweeting and wife, Kara Lea Sweeting	NEW OWNER	
4609 Twinmont Court		Map and Parcel 117-3-A-110-CO
Nashville, TN 37215		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, THOMAS SCOTT EMERSON, EXECUTOR OF THE ESTATE OF LUCIA EMERSON, DECEASED, THOMAS SCOTT EMERSON, LUCIAN FRANKLIN EMERSON, LUCIA EMERSON GAGE, MELINDA EMERSON HAYES HAGANS AND JOHN FORDING EMERSON, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto DANIEL T. SWEETING AND WIFE, KARA LEA SWEETING, 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 Unit 110 on the Plan of Versailles Apartment Condominiums as of record in Book 5050, page 80, Register's Office for said County.

Being the same property conveyed to Lucia Emerson by Warranty Deed from Frank C. Walker, Jr. and wife, Lynn S. Walker of record in Book 5608, page 495, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. All matters appearing on the Plan of Versailles Apartments of record in Book 5050, page 80, Register's Office for Williamson County, Tennessee.
b. Master Deed of record in Book 5168, page 944 as amended in Book 7770, page 955 and Book 8434, page 719, Register's Office for Davidson County, Tennessee.
c. All terms, provision and conditions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated.

This is (X) improved property known as 3000 Hillsboro Pike #110, Nashville, Tennessee 37215.

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 the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and assigns, 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.

Davidson County DEEDWARR
Recvd: 12/31/08 08:07 3 pgs
Fees:18.00 Taxes:510.60
20081231-0123729

Witness my/our hand(s) this 29th day of December, 2008:

The Estate of Lucia Emerson, Deceased

BY: Thomas Scott Emerson
Thomas Scott Emerson, Executor

BY: Thomas Scott Emerson
Thomas Scott Emerson, Individually

BY: Lucian Franklin Emerson
Lucian Franklin Emerson, Individually

BY: Lucia Emerson Gage
Lucia Emerson Gage, Individually

BY: Melinda Emerson Hayes Hagans
Melinda Emerson Hayes Hagans, Individually

BY: John Fording Emerson
John Fording Emerson, Individually

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named THOMAS SCOTT EMERSON, EXECUTOR OF THE ESTATE OF LUCIA EMERSON, DECEASED, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of December, 2008.

Lorraine Brooks
Notary Public

My Commission Expires: Jan. 23, 2010

LORRAINE BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires January 23, 2010

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named THOMAS SCOTT EMERSON, INDIVIDUALLY, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25TH day of December, 2008.

Lorraine Brooks
Notary Public

My Commission Expires: Jan 23, 2010

LORRAINE BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires January 23, 2010

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named LUCIAN FRANKLIN EMERSON, INDIVIDUALLY, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25TH day of December, 2008.

Lorraine Brooks
Notary Public

My Commission Expires: Jan 23, 2010

LORRAINE BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires January 23, 2010

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named LUCIA EMERSON GAGE, INDIVIDUALLY, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25TH day of December, 2008.

Notary Public

My Commission Expires: Jan 23, 2010

LORRAINE BROOKS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires January 23, 2010

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named MELINDA EMERSON HAYES HAGANS, INDIVIDUALLY, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25TH day of December, 2008.

Notary Public

My Commission Expires: Jan 23, 2010

LORRAINE BROOKS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires January 23, 2010

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named JOHN FORDING EMERSON, INDIVIDUALLY, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 25TH day of December, 2008.

Notary Public

My Commission Expires: Jan 23, 2010

LORRAINE BROOKS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires January 23, 2010