Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
R. Francene Kavin, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20100043307 DEEDWARR
Recvd: 07/15/10 09:14 3 pgs
Fees:18.00 Taxes:5550.00
20100715-0055410

ADDRESS NEW OWNER:
James C. Emerson and Carlita U. Emerson
4913 Maymanor Circle
Nashville, Tennessee 37205

SEND TAX BILL TO:
Owner

MORTGAGEE:

None

MAP	**116-2**
GROUP	**B**
PARCEL	**50.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John Smith and Cynthia Smith, as tenants in common with right of survivorship,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **James C. Emerson and Carlita U. Emerson, Trustees of the Revocable Trust of James C. Emerson and Carlita U. Emerson dated October 9, 2003**, hereinafter called the GRANTEE, its successors 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. 55 on the Plan of Hill Place, a P.U.D., of record in Plat Book 7900, page 923, corrected in Book 10058, page 112, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Smith and Cynthia Smith as tenants in common by deed from John Smith, of record in Instrument no. 20030128-0011533 Register's Office for Davidson County, Tennessee; having been the same property conveyed to John Smith of record in Book 11321, page 495, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2010 and subsequent years.

This is **improved** property known as **4913 Maymanor Circle, 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 GRANTEE, its successors and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they are 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, GRANTORS, 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, and its successors 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 our hands this the **9th** day of **July, 2010.**

John Smith

Cynthia Smith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **John Smith and Cynthia Smith**, the 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 within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 9th day of July, 2010.

R. Francene Kavin
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 11/14/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $1,500,000.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of July, 2010.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 11/14/2012

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.