BILL GARRETT, Davidson County
Trans:T20120066980 DEEDWARR
Recvd: 09/06/12 14:22 2 pgs
Fees:13.00 Taxes:580.90
20120906-0080878

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #12-1282

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles D. Emerick and wife, K. Claire Emerick,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Patricia J. Callahan, unmarried,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being the easterly 55.6 feet front and 56.9 feet rear of Lot No. 7 and the westerly 19.4 feet front and 18.1 feet rear of Lot No. 8 of Block "D" on the Plan of Woodbine Courts, Section No. 7 not of record, described according to a survey made by Blanchard and Parrish, Engineers, as follows:

Beginning on the northerly margin of East Timmons Avenue at the southwest corner of the property conveyed to England G. Martin and wife, by deed from C. W. Talley and wife, of record in Book 1372, page 401, Register's Office for said County; thence with said Martin's westerly line, northwardly 156.5 feet to the southerly line of Lot No. 22; thence with the southerly line of Lots Nos. 22 and 23, westwardly 75 feet to the northeast corner of the property conveyed to Johnnie E. Miller and wife, by deed from Geo. D. Waller and wife, of record in Book 1415, page 149, said Register's Office; thence with said Miller's easterly line, southwardly 156.5 feet to the northerly margin of East Timmons Avenue; thence with said Avenue, eastwardly 75 feet to the beginning.

Being the same property conveyed to Charles D. Emerick and K. Claire Emerick, husband and wife, by deed from Elizabeth L. Cross and Nathan Cross, wife and husband, dated March 28, 2008, of record as Instrument No. 20080401-0032497, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 252 Timmons Street, Nashville TN, 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 31st day of August, 2012.

Charles D. Emerick

K. Claire Emerick

State of Tennessee)
County of Davidson)

On this 31st day of August, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Charles D. Emerick and K. Claire Emerick, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/20/14

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 157,000.00.

Affiant

Sworn and subscribed before me on this the 31st day of August, 2012.

Notary Public

My Commission Expires: 11-3-15

PATRICE J. GALAWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Patricia J. Callahan 252 Timmons Street Nashville, TN 37211	New Owner	119-14-64