WARRANTY DEED

Address New Owners As Follows:
Robert D. Shemin
1217 Genelle Drive
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Robert D. Shemin
1217 Genelle Drive
Goodlettsville, TN 37072

Map-Parcel
83-13
143

0023 08/16 0101 03CHECK 157.30

THIS INSTRUMENT PREPARED BY:
JAMES E. KIRBY, ATTORNEY
2907 12th Avenue South; Suite 3
P. O. Box 91102
Nashville, TN 37209

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $39,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of August, 1993.

Notary Public

My Commission Expires:
7-23-94

52309
IDENTIF. A REFERENCE

93 AUG 16 AM 10:45
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged I, Juanita Patterson, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto the said Robert D. Shemin, a married person, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

> Being the Easterly 41 feet of Lot No. 119 on the Map of East Edgefield Plan of Lots of record in Book 21, page 117, Register's Office, Davidson County, Tennessee. Beginning at an iron pin in the southern margin of Lillian Street, said iron pin being located North 88 degrees west 436.6 feet from the westerly margin of South 14th Street, being the common corner of Lots 118 and 119 on the above plan; running thence with the common line of Lots Nos. 118 and 119, south 2 degrees west 170 feet to a point in the northerly margin of an alley being the common corner of Lots Nos. 118 and 119; thence with the northerly margin of said alley North 88 degrees west 41 feet to a point; thence north 2 degrees east 170 feet to an iron pin in the southerly margin of Lillian Street; thence with the southerly margin of Lillian Street north 88 degrees east 41 feet to the point of beginning. All in accordance with survey and plat by Hickerson E. Miller dated July 23, 1956.
>
> And being the same property conveyed to Juanita Patterson, by David C. Rutherford, Trustee, by Quitclaim Deed of record in Book 4937, page 197, Register's Office of Davidson County, Tennessee.

This is improved property, being located at 1228 Lillian Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereto belonging to the said Juanita Patterson, her successors, heirs and assigns in fee simple forever. I covenant with the said Robert D. Shemin that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as stated herein. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Said property is conveyed subject to such limitations, restrictions and encumbrances as are of record.

Possession to be given on October 1, 1993.

Duane Patterson, Conservator of the Estate of Joe R. Patterson, Davidson County Probate Court, Docket No. 80740, joins in this conveyance to convey whatever marital rights Joe R. Patterson, being the Husband of Juanita Patterson, might have in the within described property.

IN WITNESS WHEREOF We, have hereunto set our hands on this the 13 day of August, 1993.

Duane Patterson
Duane Patterson, Conservator
Estate of Joe R. Patterson
Davidson County Probate Court
Docket No. 80740

Juanita Patterson
Juanita Patterson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

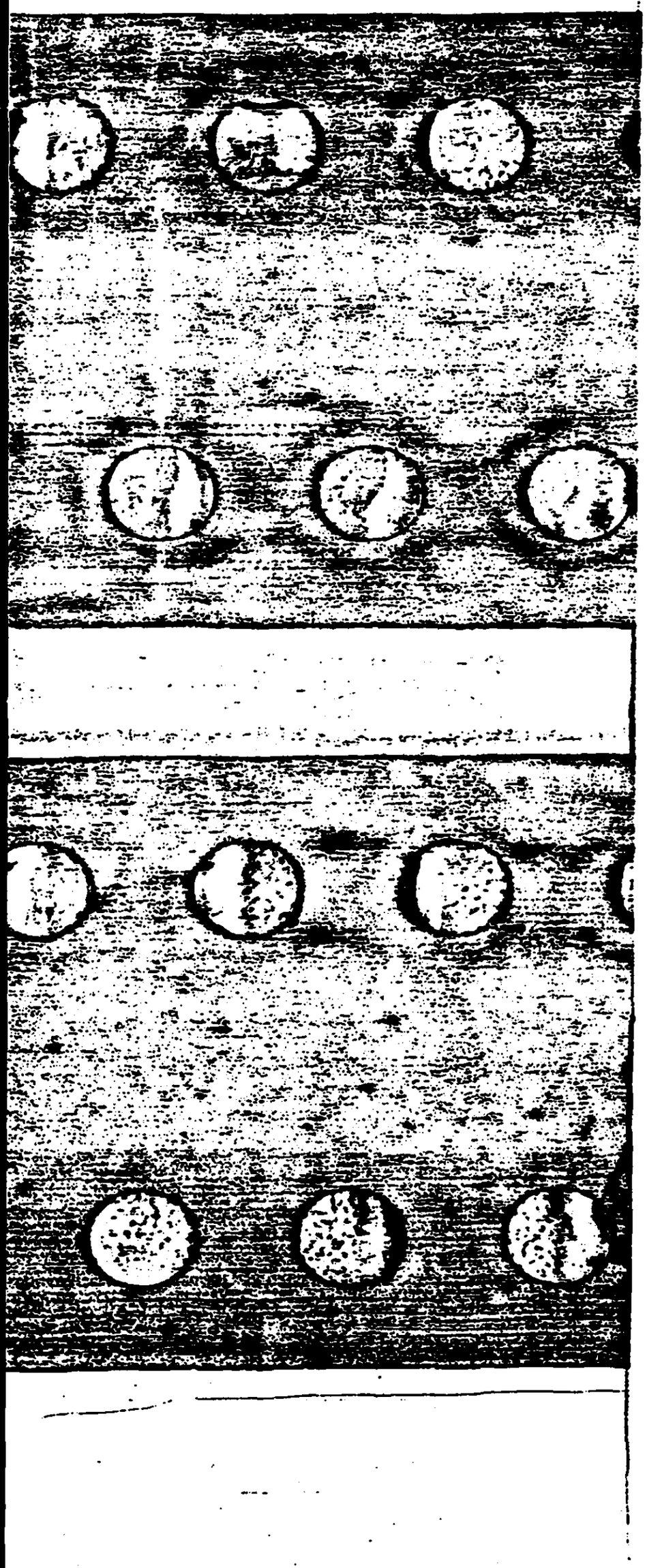
Personally appeared before me, John M. Bates, a Notary Public in and for said County and State, the within named, Duane Patterson and Juanita Patterson, the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee,

this 13th day of August, 1993.

Notary Public

My Commission Expires: 7-23-94



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9048 PAGE 38

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

MAMT 39000.00
ERR CO
MAMT 39000.00-
CAMT 39000.00
CON TX 144.30
REREL 1.00
WDEED 12.00
TOTAL 157.30
CHECK 157.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/16/93 01 10:45 0001 0023

52309
IDENTIF. & REFERENCE

93 AUG 16 AM 10:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 686363