Box 15 Wtf

BOOK 9163 PAGE 931

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
710 Spencer Drive Nashville, TN 37129	Same	083-050-140.0

This instrument prepared by: Williams & Prochaska, P.C. (WMC)
L & C Tower
401 Church Street, Suite 2600
Nashville, Tennessee 37219

2734 11/24 0101 03CHECK 68.50

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Virginia L. Barker** ("Grantor") has bargained and sold, and hereby transfers and conveys to **Jules A. Shemin** ("Grantee"), his heirs, successors and assigns, a certain interest in land in Davidson County, Tennessee, generally described as 1017 Maxwell Avenue, Nashville, Tennessee 37206, being more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, his heirs, successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

93 NOV 24 PM 3:53
FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

89699
IDENTIF. & REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $15,000.00.

Virginia L Barker
Affiant

Subscribed and sworn to before me this 23rd day of November, 1993.

W. Mitchell Cox
Notary Public
My Commission Expires: 9/22/97

MITCHELL COX NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

2. All matters of record encumbering the Property in any manner.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good and valid right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Executed this 23rd day of November, 1993.

GRANTOR:

Virginia L Barker

Virginia L. Barker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, W. MITCHELL CONE, a Notary Public in and for the State and County aforesaid, **Virginia L. Barker**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this 23rd day of November, 1993.

W. Mitchell Cone

Notary Public

My Commission Expires:

9/27/97

SHEMIN\1017MAXW\DOCS\TRUSTS.DED

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

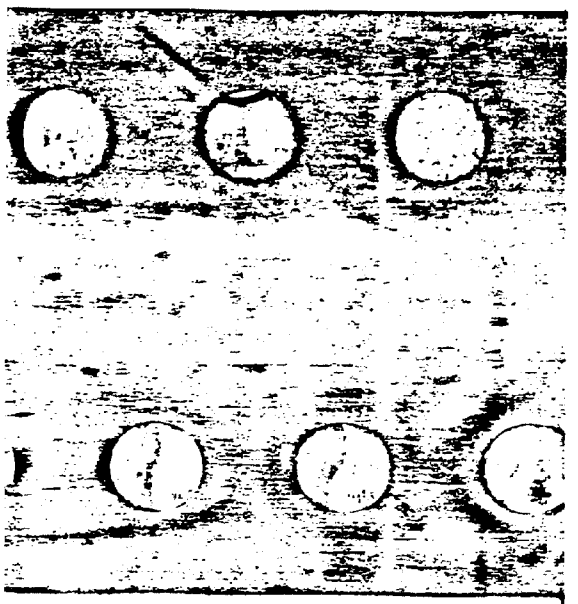
Exhibit A

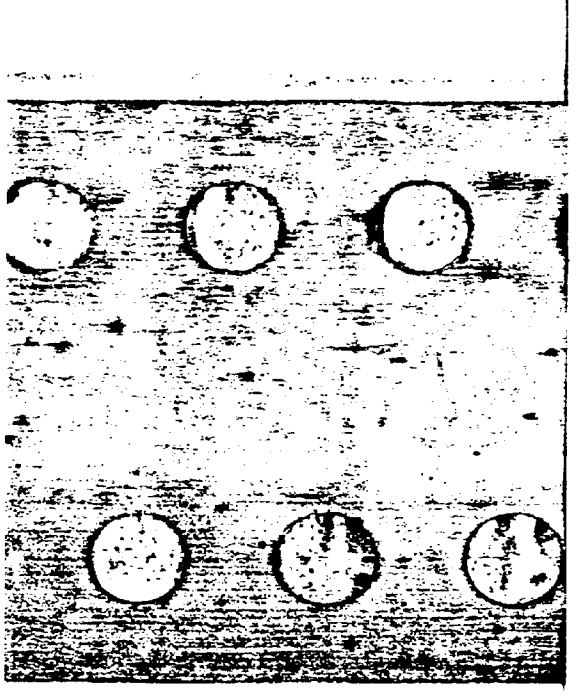
The improved real property conveyed by this Deed of Trust is described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 18 and 19 of Block F, and a strip immediately south of said two lots on the Plan of Eastwood Addition, of record in Book 332, page 63, Register's Office for Davidson County, Tennessee, and described according to a survey made by Z. J. Wilkinson, Surveyor, dated December 13, 1941, as follows:

Beginning on the northerly margin of Maxwell Avenue as now located, at an iron pin 16.3 feet south of the southeast corner of Lot No. 20; thence with said Avenue, eastwardly 52.4 feet to an iron pin at the corner of stone pier; thence northeastwardly 247 feet to an iron pin at fence corner in the southerly margin of an alley; thence with said alley, westwardly 52 feet to the corner of Lots No. 19 and 20; thence with the line between said two lots, southwardly 211 feet, continuing in a southerly direction 16.3 feet, in all 227.3 feet to the beginning.

Being the same property conveyed to James T. Barker and wife, Virginia M. Barker, by deed from Robert L. Freeman and Mamie T. Willoughby, Co-Trustees, of record in Book 4485, page 875, Register's Office for Davidson County, Tennessee; the said James T. Baker having since died.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9163 PAGE 984

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

CAMT	15000.00
CON TX	55.50
PRFEE	1.00
WDEED	12.00
TOTAL	68.50
CHECK	68.50

11/24/93 01 15:54 0001 2734

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89699
IDENTIF. ↑ REFERENCE

93 NOV 24 PM 3:53

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 726454