This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 9131 PAGE 443

ADDRESS NEW OWNER:
Robert Shemin
P.O.Box 68314
Nashville,TN 37207

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 71-16
PARCEL 37
12DA-44825

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 considerations, the receipt of which is hereby acknowledged, we, Michael W. Skelton and Taylor Henry Jr., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robert Shemin, 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 north 60 feet of Lots 1 and 2 on the Plan of a Resubdivision of A. B. Spain's Lischey Garden, of record in Book 332, Page 5, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael W. Skelton and Taylor Henry, Jr., Quitclaim Deed from George Ginn of record in Book 8251, Page 132, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements, setback lines and restrictive covenants of record in said Register's Office.

Taxes for 1993 have been pro-rated and paid.

This is improved property known as 1335 Jones Avenue, Nashville, TN 37207, and is not the principal residence of the Grantor and is not subject to marital rights herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert Shemin, his heirs and assigns, forever; and we, Michael W. Skelton and Taylor Henry Jr., do covenant with the said Grantee that we 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 we do further covenant and bind ourselves, our 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

98223
IDENTIFICATION REFERENCE

93 DEC 17 PM 3:48
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

Witness our hands this the 16th day of December, 1993. BOOK 9131 PAGE 443

Michael W. Skelton

Taylor Henry Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Michael W. Skelton and Taylor Henry Jr., married the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 16th day of December, 1993.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 32,000.00.

AFFIANT

Subscribed and sworn to before me this 16th day of December, 1993.

NOTARY PUBLIC
My Commission Expires: 3/22/97

5626 12/17 0101 03CHECK 127.40

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	32000.00
			CON TX	118.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	127.40
			CHECK	127.40

12/17/93 01 15:49 0001 5626

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98223
IDENTIFICATION REFERENCE

93 DEC 17 PM 3:48
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 735607