THE ACTUAL CONSIDERATION OR TRUE VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,722.00.

5172 01/31 0101 03CHECK 263.28

Matt K. Shoemake
AFFIANT

Subscribed and sworn to before me this the 24th day of January, 1994.

Christine Thomas
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/26/97

THIS INSTRUMENT PREPARED BY:
Beck & Beck Attorneys
4205 Gallatin Road
Nashville, Tennessee 37216

ADDRESS OF NEW OWNER:
Katha Hart
2217 Berrywood
Nashville, Tennessee 37216

SEND TAX BILLS TO:
Chemical Mortgage
200 Old Wilson Bridge Road
Worthington, Ohio 43085

MAP NUMBER - PARCEL NUMBERS: 72-08, 247, 15DZ 55140

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Matt K. Shoemake and wife Carole B. Shoemake hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto Katha Hart hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

> Being Lot No. 208 on the Plan of Dalewood, Section 3, of record in Book 1835, Page 20, Register's Office for Davidson County, Tennessee to which plan reference is here made for a more complete and accurate description.
>
> Being the same property conveyed to Matt K. Shoemake and wife, Carole B. Shoemake, by Deed from Timothy W. Baldwin and wife, Julie W. Baldwin, of record, in Book 7055, Page 795, Register's Office for Davidson County, Tennessee.

Deed of Trust executed by Matt K. Shoemake and wife Carole B. Shoemake to D. Gene Merrill and Frederick E. Brooks, Trustee, of record in Book 7055, page 798, said Register's Office, dated November 24, 1986, to secure to Atlantic Coast Mortgage Company, an indebtedness in the amount of $62,200.00, and any other sums which may be and become payable under the terms thereof, including but not limited to principal, interest and service fee. (See instrument for complete terms and conditions as well as possible rights and options of the mortgagee, including rights respecting assumption of the debt secured thereby.) The Deed of Trust was

assigned to Chemical Mortgage Company, of record in Book 7055, page 803, said Register's Office.

Grantee hereby executes and agrees to pay a second Mortgage to Equity Mortgage, Inc. 200 Sanders Ferry Road, Suite 2109, Hendersonville, Tennessee 37075 in the amount of Ten Thousand Dollars ($10,000.00). Said Deed of Trust simultaneously recorded herewith.

If Grantee fails to make two (2) consecutive payments to the first Mortgage Company, the Mortgage Company is to notify the Grantors and they have the option to satisfy the arrearage and Grantee agrees to Quit Claim property to Grantors.

This is improved property, known as 2217 Berrywood Road, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said Grantees 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 GRANTEES, their 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 our hands this 24th day of January, 1994.

94 JAN 31 AM 11:35
FELIX L. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
12647

Matt K. Shoemake
MATT K. SHOEMAKE

Carole B. Shoemake
CAROLE B. SHOEMAKE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **CHRISTINA THOMAS**, a Notary Public, in and for said County and State, **MATT K. SHOEMAKE AND CAROLE B. SHOEMAKE**, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this the 24th day of January, 1994.

Christina Thomas
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/26/97

IN WITNESS WHEREOF, I, CHRISTINA THOMAS, a Notary Public, have hereunto set my hand and seal this 24th day of January, 1994.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9234 PAGE 347

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	68722.00
CON TX	254.28
PRFEE	1.00
WDEED	8.00
TOTAL	263.28
CHECK	263.28

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 5172

12647
IDENTIF. ← REFERENCE

94 JAN 31 AM 11:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 751091