WARRANTY DEED

This instrument was prepared by:

SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Mr. Robert D. Shemin	Same	Map 87-13
P. O. Box 68314		Parcel 84
Nashville, TN 37206		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $43,000.00.

Affiant

SWORN TO AND SUBSCRIBED before me this the 15th day of July 1994.

Notary Public

My Commission Expires:

Sept. 16, 1995

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, DOUGLAS PAUL HAYNES, ~~a single person~~ and wife Debbie Haynes, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto ROBERT D. SHEMIN, hereinafter referred to as Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

DH. PH.

BEING Lot No. 243, on the Plan of Valley Grove Subdivision, Section 4, of record in Book 5800, page 174, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

SUBJECT to restrictive covenants of record in Book 6096, page 291, Register's Office for Davidson County, Tennessee and to the Plan of record in Book 5800, page 174, showing a 30-foot minimum building setback line from Central Valley Court, a 10-foot easement for public utility and drainage purposes along the rear line of said lot, and a 2.5 foot utility anchor easement located in the southeast corner of said lot.

BEING the same property conveyed to Douglas Paul Haynes by deed from Floyd D. Haynes of record in Book 7501, page 721, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1017 Central Valley Court, Nashville, Davidson County, TN.

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, his heirs, successors and assigns forever, and the said Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered except for 1994 taxes, a lien, but not yet due and payable and which the Grantee hereby assumes and agrees to pay.

AND the said Grantor further covenants and binds himself, and his heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 15th day of July 1994.

DOUGLAS PAUL HAYNES

Debbie Haynes

Debbie Haynes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) AND WIFE Debbie Haynes D.M.H., D.L.H.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DOUGLAS PAUL HAYNES, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee, on this the 15th day of July 1994.

Sharon A. Tucker
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: Sept. 16, 1995

71520
IDENTIF. & REFERENCE

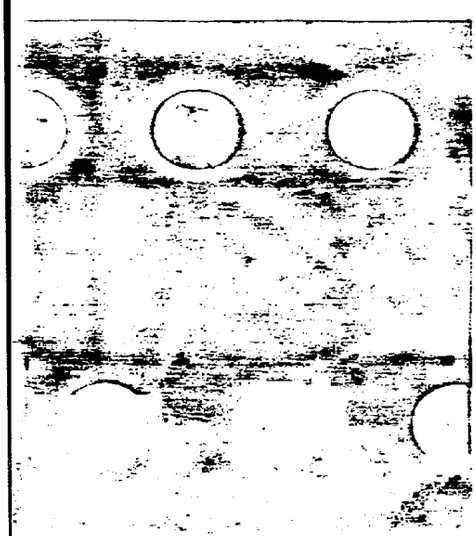
94 JUL 15 PM 2:07
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

7434 07/15 0101 03CHECK 168.10

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OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9408 PAGE 563

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	43000.00
CON TX	159.10
PRFEE	1.00
WDEED	8.00
TOTAL	168.10
CHECK	168.10

07/15/94 01 14:07 0001 7434

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

71520
IDENTIF. ↑ REFERENCE

94 JUL 15 PM 2:07
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 814033