WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $93,000.00

Affiant

Sworn to and subscribed before me this 26 day of ____, 1994.

NOTARY PUBLIC

My Commission Expires: 11-26-94

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

2615 09/28 0101 03CHECK 357.10

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Robert D. Shemin and	Same	Map 92-13
Jeffrey S. Brock		Par 467, 421
2937 Berry Hill Dr		
Nashville, TN 37204		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged Reba Kraft as to a 1/3 undivided interest, Maxie Biener as to a 1/3 undivided interest, and Lee S. Kraft and Bruce E. Buchman, Trustees of the Estate of Calvin Buchman, deceased, as to a 1/3 undivided interest, hereinafter called Grantors, has bargained and sold, and by these presents does transfer and convey unto Robert D. Shemin and Jeffery S. Brock, hereinafter called Grantees, their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO. 1

Land in Davidson County, Tennessee, being Lot No. 140, on the map of Hortense Place of record in Book 161, page 167, Register's Office for Davidson County, Tennessee.

Said Lot No. 140 fronts 50 feet on a northerly margin of Dakota Avenue and extends back between parallel lines 150 feet to an alley.

This is improved property known as 3416 Dakota Avenue, Nashville, TN 37209

TRACT NO. 2

Land in Davidson County, Tennessee, being Lot No. 139 on the map of Hortense Place, of record in Book 161, page 167, Register's Office for Davidson County, Tennessee.

Said Lot No. 139 fronts 50 feet on a northerly margin of Dakota Avenue and extends back between parallel lines 150 feet to an alley.

This is improved property known as 3420 Dakota Avenue, Nashville, TN 37209

Tract No. 1 and Tract No. 2, being the same property conveyed to Maxie D. Biener, a one-third interest, Calvin A. Buchman, a one-third interest, and Morris Kraft, a one-third interest by deed from Martha Adell Crick, Trustee of record in Book 6110, page 192, and Book 6110, page 190, Register's Office for Davidson County, Tennessee, the said Morris Kraft having quitclaimed his interest in said property to Reba Kraft by instrument of record in Book 8166, page 888, Register's Office for Davidson County, Tennessee; the said Calvin A. Buchman, having since died and devised his interest in said property to Bruce E. Buchman and Lee S. Kraft, Trustees, of record in Will Book 147, page 210, Probate Clerks Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the 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 I do further covenant and bind myself,my heirs, assigns 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 24 day of Sept, 1994.

Maxie D. Biener
MAXIE BIENER

Lee S. Kraft, Trustee
LEE S. KRAFT, TRUSTEE

Reba Kraft
REBA KRAFT

Bruce Buchman, TRUSTEE
BRUCE E. BUCHMAN, TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal this 24 day of Sept, 1994.

NOTARY PUBLIC

My Commission Expires: 11-26-96

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, MAXIE BIENER, 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 this 26 day of Sept, 1994.

NOTARY PUBLIC

My Commission Expires: 11-26-94

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, LEE S. KRAFT, Trustee, 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 this 26 day of Sept, 1994.

NOTARY PUBLIC

My Commission Expires: 11-26-94

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, BRUCE E. BUCHMAN, Trustee, 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 this 26 day of Sept, 1994.

NOTARY PUBLIC

My Commission Expires: 11-26-94

94753
IDENTIF. & REFERENCE
94 SEP 28 PM 1:34
FELIX Z. HUDSON II REGISTER
DAVIDSON COUNTY, TN.
PICK-UP

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





RECEIVED OF _____

FOR _____

BOOK 9477 PG 117

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 93000.00
CON TX 344.10
PRFEE 1.00
WDEED 12.00
TOTAL 357.10
CHECK 357.10

09/28/94 01 13:33 0001 2615

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94753
IDENTIF.→ REFERENCE

94 SEP 28 PM 1:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 838876