BK 9540 PG 841

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $22,250.00

Affiant

Sworn to and subscribed before me this 7 day of April, 1994.

NOTARY PUBLIC

My Commission Expires: 9-26-95

This instrument prepared by:

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

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Robert D. Shemin	Same	Map 72-10
P.O. Box 65514		Par. 28
Nashville, TN 37206		

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, Hal Wilson, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto Robert D. Shemin, hereinafter called Grantee, his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee being the westerly 60 feet of Lot Nos. 81, 82 and 83 on the map of Bransford Realty Company's Maxey Avenue and Gallatin Road property, as of Record in Book 332, page 44, Register's Office for said county.
>
> Said part of Lots No. 81, 82 and 83 fronts 60 feet on the northerly side of Litton Avenue and runs back between parallel lines with the easterly margin of an alley, 155 feet to a dead line.
>
> Being the same property conveyed unto Hal Wilson by deed from City Finance Comany of Tennessee, of record in Book 9532, page 682, Register's Office for Davidson County, Tennessee.
>
> The above described property is not the place of the usual residence of the Grantor herein.
>
> This is ☒improved ☐unimproved property known as 1209 Litton Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and we 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, assigns 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 7 day of Dec., 1994.

HAL WILSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid personally appeared Hal Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence),and that as such, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand seal, at Office in Nashville, TN this 7 day of Dec, 1994.

NOTARY PUBLIC

My Commission Expires: 9-26-95

94 DEC -7 PM 1:36

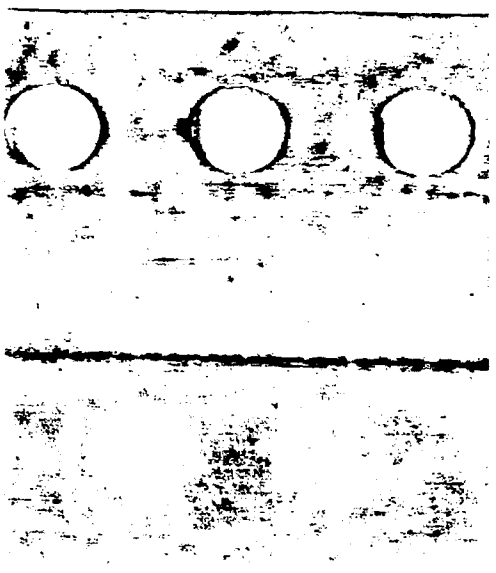
PICK-UP

15126

IDENTIFICATION REFERENCE

1971 12/07 1401 03CHECK 91.14





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9540PG843

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 22250.00
CON TX 82.14
PRFEE 1.00
WDEED 8.00
TOTAL 91.14
CHECK 91.14

12/07/94 01 13:37 0001 1051

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15426
IDENTIF. # REFERENCE

91 DEC -7 PM 1:36

REGISTER
DAVIDSON COUNTY, TN.

No. 861037