Bk 28

BOOK 9564 PG 89

THIS INSTRUMENT PREPARED BY:
WILLIAM L. ROSENBERG
344 Fourth Ave. North
Nashville, Tennessee 37219-1611

ADDRESS NEW OWNER AS FOLLOWS: SEND TAX BILLS TO: MAP-PARCEL NOS.

Robert A. Shumate
2221 Bransford Ave.
Nashville, TN 37204

Same

Part of Map 105-15
Parcel 12

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $5,000.00.

Robert A. Shumate
Affiant

Subscribed and sworn to before me this 9th day of January, 1995.

Notary Public

My commission expires: Sept 16, 1995

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cellux Converters, Inc., a Tennessee corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert A. Shumate and wife, Beulah Shumate**, 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:

Land in Davidson County, Tennessee, being part of Lot No.1 on the Plan of W.W. Berry, as of record in Book 421, page 26, Register's Office for Davidson County, Tennessee, and being a part of the Teal & Shumate Property, a plan of which is of record in Book 7900, page 577, said Register's Office (being identified therein as "Exhibit A-B") and described more particularly according to the said plan of the Teal & Shumate Property prepared by The Harpeth Group, Inc., P.O. Box 3668, Brentwood, TN 37027 dated August 18, 1992, as follows:

Beginning at point, being the northwest corner of the property conveyed to Cellux Converters, Inc. a Tennessee corporation in Book 9123, page 978, Register's Office for Davidson County, Tennessee, and being on the common line with the property conveyed to Robert A. Shumate and wife, Beulah Shumate in 9114, page 707, said Register's Office, and on the southeasterly line of the property conveyed to Charles W. Hawkins, III, Trustee in Book 6830,. page 592, said Register's Office, and being the northwest corner of the property described herein; thence with the common line of the Shumate property, S 81 deg. 07 min. 35 sec. E 158.00 feet to an iron pin; thence continuing with the said line of Shumate S 22 deg. 25 min. 02 Sec W 69.65 feet to an iron pin; thence leaving said common line of the Shumate property N 61 deg. 18 min. 37 sec. W 162.77 feet to an iron pin in the common line of the said Hawkins property; thence with said common line N 51 deg. 15 min. 50 sec. E 16.97 feet to the point of

beginning, containing 0.1521 acres, more or less.

Being a part of the same property conveyed to Cellux Converters, Inc. a Tennessee corporation by Jerry L. Teal, by deed of record in Book 9123, page 978, Register's Office for Davidson County, Tennessee.

This property is subject to (a) 1994 and 1995 taxes; (b) matters shown on the Plan of the Lands of W.W. Berry of record in Book 421, page 26, said Register's Office; (c) matters shown on the Plan of the Teal and Shumate Property of record in Book 7900, page 577, said Register's Office including an owner's certificate and certain easements and setbacks, including two 10'x10' permanent easements and another permanent easement 10' in width as described more particularly on the said Plan; (d) an easement for sewer lines or telephone lines as referred to in a deed of record in Book 1534, page 380, said Register's Office; (e) an easement for the flow of Brown's Creek; (f) a survey made by Regan-Smith-Murphy & Associates, Inc. dated November 4, 1988 shows that a portion of the property is within an area of flood inundation as designated by Federal Emergency Management Agency Maps, Community Parcel No. 4700400169B effective June 15, 1982 and shows a sanitary sewer line running across the southeasterly portion of the property; (g) easements contained in a survey made by Barge, Waggoner & Sumner, Inc., for Metropolitan Government of Nashville and Davidson county, Tennessee, known as Project no. 63-R-99, Craighead Street, consisting of: a permanent drainage easement to re-channel Browns Creek, described as follows: Beginning at a point where the property line between J.B. Regen, et ux and Leona Margaret O'Conner Oglesby Hawkins intersects the new relocated North margin of Craighead Street; thence North 22 deg. 31' East 346 feet along said property line to a point; thence southwesterly 376 feet to a point in the new relocated North margin of Craighead Street; thence easterly 66 feet, more or less, along said margin of Craighead Street to point of beginning and being triangular in shape.

This is improved property known as 470 Craighead Street, Nashville, TN 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 the undersigned does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the undersigned does further covenant and bind itself, its successors and assigns, 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.

IN WITNESS WHEREOF the undersigned has caused this instrument to be executed this 31st day of January, 1995.

Cellux Converters, Inc.
a Tennessee corporation

By: _____

Title: Pres.

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, William L. Rosenberg, a Notary Public in and for the State and County aforesaid, personally appeared Jerry L. Teal with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged HIM self to be the PRESIDENT of Cellux Converters, a Tennessee corporation, and that (s)he as such PRESIDENT, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by HIM self as PRESIDENT.

Witness my hand and official seal at NASHVILLE, TENN., this 31st day of JANUARY, 1995.

William L. Rosenberg
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

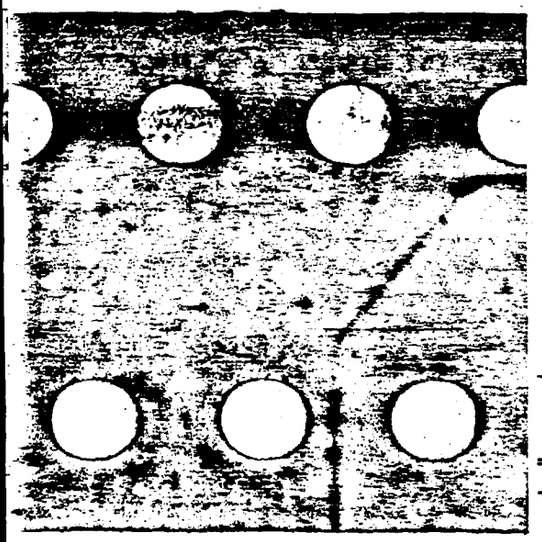
My commission expires: Sept 16, 1995

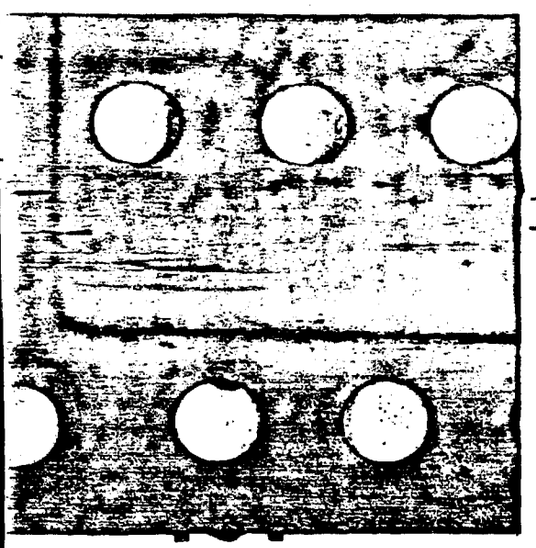
DEEDT-S.722

22868
IDENTIF. & REFERENCE

95 JAN -5 AM 8:42
FELIX E. [illegible] REGISTER
DAVIDSON COUNTY, TN.

9242 01/05 0101 03CHECK 31.50





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

RECEIVED OF _____

FOR _____

BOOK 9564 PG 92

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 3000.00
CON TX 15.50
PRFEE 1.00
WDEED 12.00
TOTAL 31.50
CHECK 31.50

01/05/95 01 08:41 0001 9242

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22868
IDENTIF. ↑ REFERENCE

95 JAN -5 AM 8:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 869112