WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 179,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF April 19 95

Notary Public

MY COMMISSION EXPIRES: November 22, 1997
(AFFIX SEAL)

9653 PG 270

THIS INSTRUMENT WAS PREPARED BY

Taylor, Philbin, Pigue, Marchettei, & Bennett, One Eleven Union Street, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joan H. Crowell	NationsBanc Mortgage Corporation	33-1-2/10D49705
(NAME)	(NAME)	
1217 Genelle Drive	P O Box 353	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Louisville, KY 40201-0353	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Robert D. Shemin, and Patricia A. Shemin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joan H. Crowell

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 Lot No. 52 on the Plan of Section Three, Plantation Estates, of record in Book 3700, Page 141, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Robert Shemin by deed from Joseph R. Prochaska, Successor Trustee of record in Book 8612, Page 855 and by quitclaim deed from Allison N. Huffine, aka Sue Allison Huffine Newsome of record in Book 8620, Page 16; also being the same property conveyed to Robert D. Shemin, unmarried, and Patricia Culver, unmarried, by quitclaim deed from Robert D. Shemin of record in Book 8654, Page 233, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Patricia A. Shemin, formerly known as Patricia Culver, having since married, is now known as Patricia A. Shemin.

unimproved ( )
This is improved (X) property, known as 1217 Genelle Drive, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 21st day of April 19 95

Robert D. Shemin

Patricia A. Shemin

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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 Robert D. Shemin and Patricia A. Shemin

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, this 21st day of April, 19 95.

Commission expires November 22, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

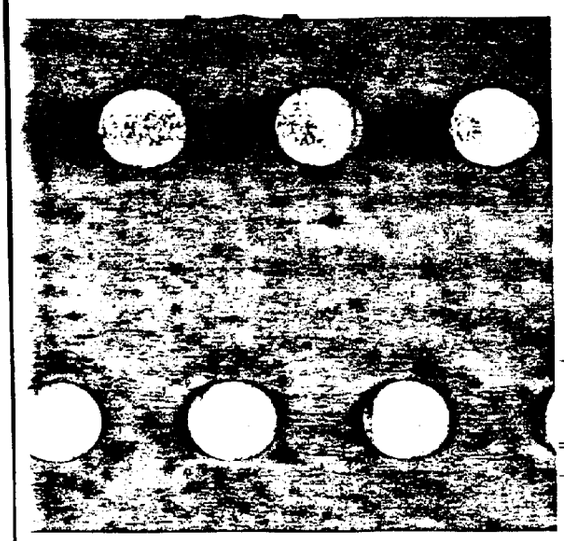
My commission expires _____

Notary Public

54130

RECEIVED FOR REFERENCE
95 APR 24 PM 3:50
REGISTER

4022 TAX 0101 03CHECK 671.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

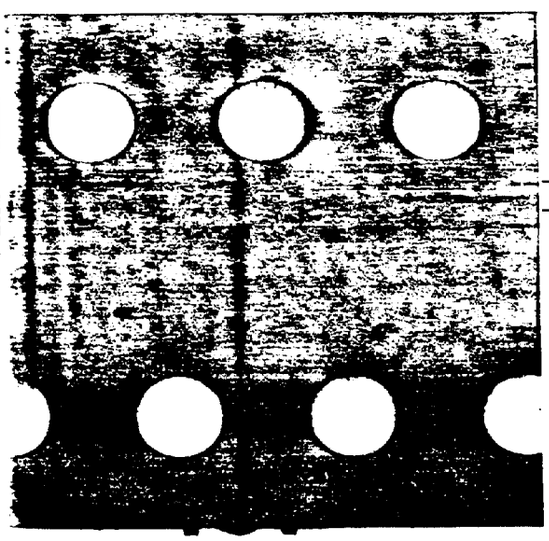
RECEIVED OF _____

FOR _____

BOOK 9653 PG 272

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

179000.00

CON TX 662.30

PRFEE 1.00

WDEED 8.00

TOTAL 671.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 671.30

04/24/95 01 15:52 0001 4032

54430

IDENTIF. & REFERENCE

95 APR 24 PM 3:51

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 903484