WARRANTY DEED

BOOK 9656 PG 339

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April 19 95

Notary Public

MY COMMISSION EXPIRES: January 27, 1996
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, Attys., 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph F. Semmes	owner	104-11 0 A 75 CO
5208 Williamsburg Rd (NAME)	(NAME)	
~~2134 Fairfax Avenue, #E-11~~ (ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
~~Nashville, TN 37212~~		
(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, F. G. Cavin, Jr. and wife, Sarah T. Cavin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph F. Semmes and wife, Sherrie H. Semmes

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, TN, being Unit No. E-11 on the Plan of Villager West Condominium, of record in Book 5210, Page 174, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to F. G. Cavin, Jr. and wife, Sarah T. Cavin by deed from Michael Lee Fong of record in Book 7332, Page 501, Register's Office for Davidson County, TN.

This description is the same used in the previous deed of record.

Subject to the provisions of the Tennessee "Horizontal Property Act" as set out in T.C.A. Section 66-27-101, et seq.; easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereof; the conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed of record in Book 5452, page 419; the By-Laws of record in Book 5452, page 460; and all matters as shown on the plan of record.

unimproved ( )
This is improved (X) property, known as 2134 Fairfax Avenue, #E-11, Nashville, TN 37212
(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 our hand s this 27th day of April 19 95

F. G. Cavin, Jr.

Sarah T. Cavin

Sarah T. Cavin

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named F. G. Cavin, Jr. and wife, Sarah T. Cavin

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 27th day of April 19 95.

Commission expires January 27, 1996

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

55343

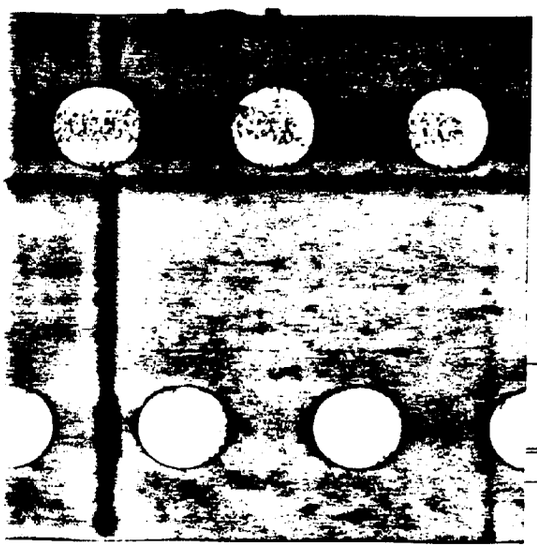
IDENTIF. ↑ REFERENCE

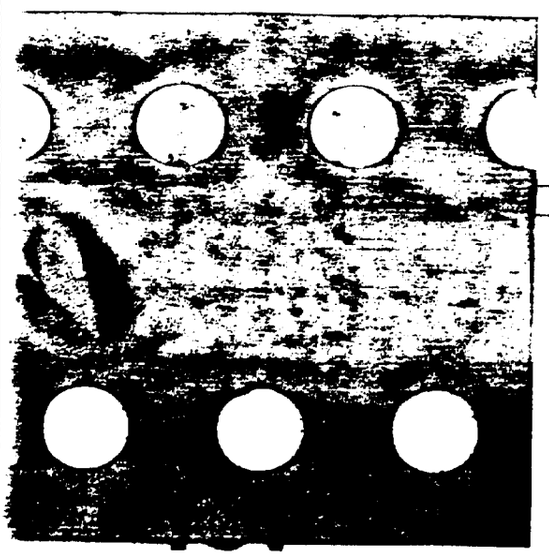
95 APR 27 AM 11:23

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5045 04/27 0101 03CHECK

149.60





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9656 PG 341

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

CONT	38000.00
CON TX	140.60
PRFEE	1.00
WDEED	8.00
TOTAL	149.60
CHECK	149.60

04/27/95 01 11:22 0001 5045

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55343
IDENTIF. ↑ REFERENCE

95 APR 27 AM 11:23

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 904487