274

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 9,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
5 DAY OF May, 19 95

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN LINDA S. HARRIS

THIS INSTRUMENT WAS PREPARED BY
Linda S. Harris, Atty. 5400 Maryland Way #101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Robert Shemin (NAME)	SAME (NAME)	59-6
P./ O. Box 128186 (ADDRESS)	(ADDRESS)	16
Nashville, TN 37212-8186 (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, Jean Osborne, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Shemin, married

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. 56 on the Plan of Buena Vista Estates, Section 3, of record in Book 4175, page 139, Register's Office for said County.

Said Lot No. 56 fronts 41.92 feet on the easterly margin of Ames Court and extends back 113.0 feet on the northerly line and 149.7 feet on the southwesterly line to a dead line in the rear, measuring 151.42 feet thereon.

Being the same property conveyed to Quilley T. Osborne and wife, Jena Osborne by deed from Williamsburg Corporaiton contained of record in Book 4513, page 450, Register's Office for Davidson County, Tennessee. The said Quilley T. Osborne having since died, property vested in Jean Osborne, a widow.

Subject to restrictions contained of record in Book 4435, page 92, said Register's Office.

Subject to any and all existing easements of record.

Grantee hereby agrees to take property subject to ~~assume~~ the mortgage contained of record in Book 4513, page 452, said Register's Office, securing Guaranty Mortgage Company of Nashville an indebtedness in the original principal amount of $16,150.00. R.S.

unimproved ( )
This is improved ( ) property, known as 4130 Ames Court, Nashville, TN 37218
(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 5th day of May 19 95

Jean Osborne

Jean Osborne

BOOK 9681 PG 736

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 Jean Osborne

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 at Brentwood, Tennessee, this 5th day of May, 1995.

Commission expires 7/27/96

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

STATE OF TENNESSEE
County

On this _____ day of _____ , 19____ , personally appeared before me, _____ , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the "attorney-in-fact" of _____ and is authorized by them to execute this instrument on their behalf, as their free act and deed.

Witness my hand, at office, this _____ day of _____ , 19____ .

My commission expires: _____

Notary Public

IDENTIF. # REFERENCE

95 MAY 26 AM 9:58 REGISTER DAVIDSON COUNTY, TN.

006138

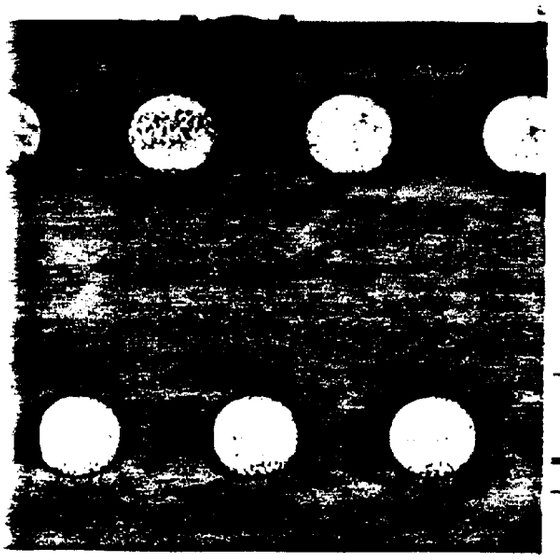
4741 05/26 0101 03CHECK 44.93

WARRANTY DEED

FROM

TO

RETURN TO:



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

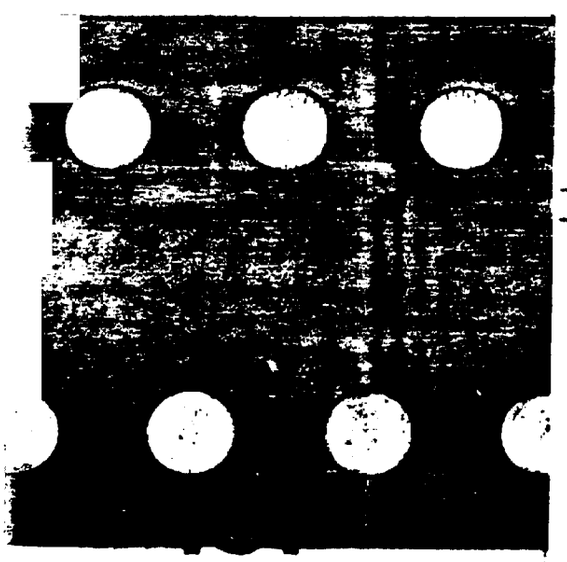
RECEIVED OF _____

FOR _____

BOOK 9681 PG 737

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 9710.77
CON TX 35.93
PRFEE 1.00
MDEED 8.00
TOTAL 44.93
CHECK 44.93

05/26/95 01 10:00 0001 4741

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0064138
IDENTIF. ↑ REFERENCE

95 MAY 26 AM 9:56
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 914073