BOOK 9736 PG 504

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 214,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF July 19 95

Kathy J. Byers
Notary Public

MY COMMISSION EXPIRES 11-22-97

KATHY J. BYERS NOTARY PUBLIC STATE OF TENNESSEE (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Castleman & Wischhof, 110 Glancy Square, Suite 1, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Annie M. Trauernicht (NAME)	New Owners (NAME)	MAP 105-15
2221 Bransford Avenue (ADDRESS)	SAME (ADDRESS)	PARCEL 12
Nashville, TN 37204 (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 A. Shumate and wife, Beulah Shumate

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Annie M. Trauernicht

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 more particularly described according to a survey of the Teal & Shumate Property, a Resubdivision of Parcels 12 and 16, of record in Plat Book 7900, Page 577, Register's Office for Davidson County, Tennessee, by The Harpeth Group, Inc., RLS # 36, dated January 4, 1993, as follows:

Beginning at a point in the westerly margin of Bransford Avenue, being the southeastern corner of the hereinafter described property; thence S 40 deg. 13' 18" West 83.84 feet to a point; thence N 74 deg. 37' 31" West 107.99 feet to a point; thence S 32 deg. 26' 25" West 83.70 feet to a point in the southerly margin of said property; thence leaving the southerly margin N 61 deg. 18' 37" West 57 feet to a point; thence N 61 deg. 18' 37" West 162.77 feet to a point in the westerly margin of said property; thence leaving the westerly margin of said property N 51 deg. 15' 50" East 16.97 feet; thence N 35 deg. 31' 29" East 225.04 feet to a point; thence N 10 deg. 14' 05" West 73.44 feet to a point; thence S 86 deg. 36' 18" East 155.50 feet to the westerly margin of Bransford Avenue; thence along the westerly margin of Bransford Avenue S 23 deg. 23' 06" East 25.98 feet; thence leaving the westerly margin of Bransford Avenue S 67 deg. 44' 08" West 16.63 feet; thence S 22 deg. 50' 52" East 39.98 feet; thence S 23 deg. 23' 06" East 11.00 feet; thence S 29 deg. 02' 46" West 16.40 feet; thence S 26 deg. 33' 53" East 90.14 feet; thence S 68 deg. 23' 07" East 28.26 feet; thence S 23 deg. 08' 05" East 24.72 feet; thence N 67 deg. 03' 10" East 5.00 feet to the westerly margin of Bransford Avenue; thence along the westerly margin of Bransford Avenue S 22 deg. 30' 47" East 57.45 feet to the point of beginning, containing 1.8688 acres, more or less.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2221 Bransford Avenue, Nashville, TN 37204
(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 20th day of July 19 95

Robert A. Shumate

Robert A. Shumate

Beulah Shumate

Beulah Shumate

LEGAL DESCRIPTION CONTINUATION

BEING part of the same property conveyed to Robert A. Shumate, by deed from J. B. Regen, Jr., and wife, Sarah Robertson Regen, of record in Book 6590, Page 516, and further part of the same property deeded from Robert A. Shumate to Robert A. Shumate, and wife, Beulah Shumate, by Quitclaim Deed of record in Book 9114, Page 707, and further, being the same property conveyed to Robert A. Shumate, and wife, Beulah Shumate, by deed from Cellux Converters, Inc., a Tennessee Corporation, of record in Book 9564, Page 89, Register's Office for Davidson County, Tennessee.

00808
IDENTIF. & REFERENCE
95 JUL 21 AM 9:30
REGISTER
COUNTY, TN.

BOOK 9736PG506

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 A. Shumate and wife, Beulah Shumate

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 Goodlettsville, Tennessee, this 20th day of July 19 95

Commission expires 11-22-97

Kathy J. Byers
Notary Public

KATHY J. BYERS NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

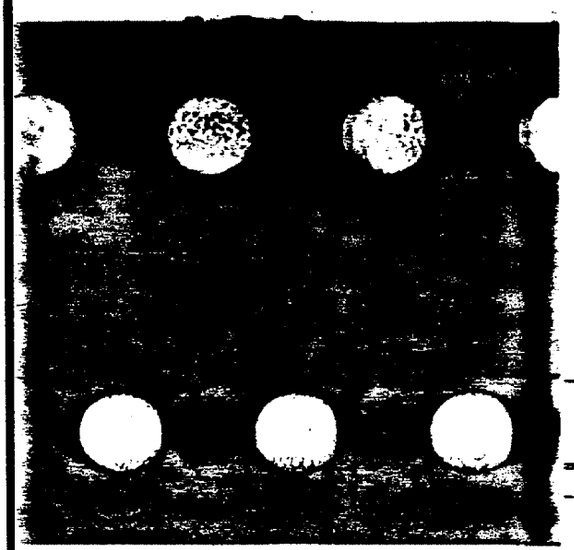
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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 _____.

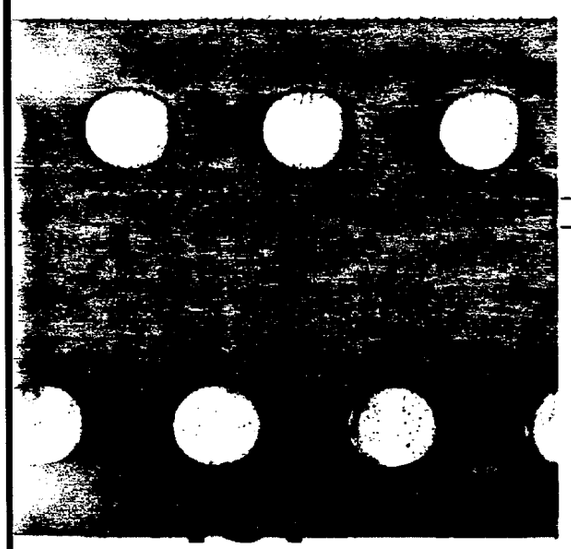
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

3186 07/21 0101 03CHECK 804.80





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

RECEIVED OF _____

FOR _____

BOOK 9736PG507

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	
				214000.00
			CON TX	791.80
			PRFEE	1.00
			MDEED	12.00
			TOTAL	804.80
			CHECK	804.80
07/21/95		01	09:31 0001	3186

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0080897
IDENTIF. # REFERENCE

95 JUL 21 AM 9:30
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 932272