BOOK 9784 PG 103

BOX #19B
G#95-8-59

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 128,900.00

Dale H. Sine
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 19 95

Peter Weiss
Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS
DALE H. SINE (NAME)	CHEMICAL RESIDENTAL MORTGAGE CORP. (NAME)	MAP 141-07-0-B
6940 Somerset Farms Circle (ADDRESS)	200 Old Wilson Bridge Road (ADDRESS)	PARCEL 055co
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Worthington, OH 43085 (CITY) (STATE) (ZIP)	FB #09D-82570

FOR AND IN 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, SOMERSET FARMS, A TENNESSEE JOINT VENTURE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DALE H. SINE AND WIFE, PHYLLIS H. SINE

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. 115 on the First Revision of Somerset Farms, Section Three, a Planned Unit Development, as of record in Book 7900, Page 741, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description.

BEING part of the same property conveyed to Somerset Farms, a Tennessee Joint Venture, by Deed from Reese L. Smith, Jr., and wife, Marcella V. Smith, of record in Book 7349, Page 564, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 8556, Page 11, and Supplement and Amendment of record in Book 9383, Page 526, and re-recorded in Book 9662, Page 869, said Register's Office; By-Laws of record in Book 8556, Page 25, said Register's Office; Articles of Incorporation of record in Book 7382, Page 225, and amended in Book 7820, Page 605, in Book 8235, Page 521, and in Book 8584, Page 20, all of record in the Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been assumed by the Grantees herein.

unimproved ( )
This is improved (X) property, known as 6940 Somerset Farms Circle, Nashville, TN 37221
(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 31st day of August 19 95

SOMERSET FARMS, A TENNESSEE JOINT VENTURE
By: George Gianikas
GEORGE GIANIKAS, MANAGING JT VENTURER

BOOK 9784 PG 104

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared GEORGE GIANIKAS ~~and~~ _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself ~~and~~ _____ to be the Managing Jt Venturer ~~and~~ _____ ~~respectively of~~ of the SOMERSET FARMS, A TENNESSEE the within named bargainor, a corporation, and that he as such Managing Jt Venturer ~~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 GEORGE GIANIKAS as such Managing Jt Venturer ~~and acknowledged the same to be the act and deed of the said~~ _____ ~~corporation~~.

Witness my hand and official seal at office at Nashville, TN on this the 31st day of August 19 95 .

My commission expires July 24, 1999

_____
Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

00966837

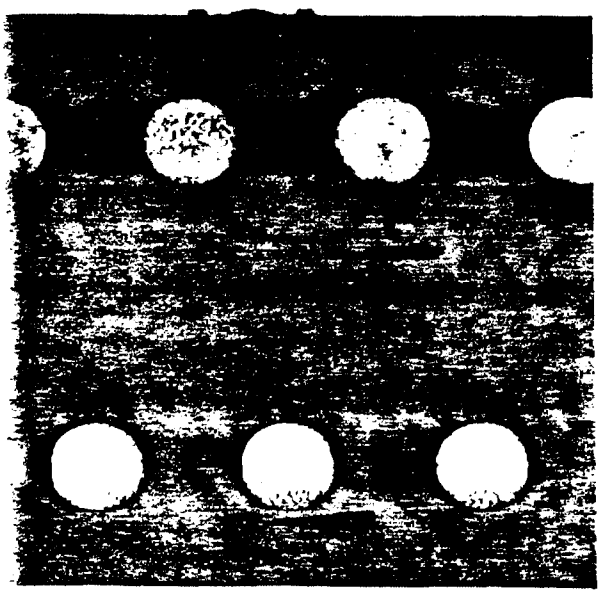
95 SEP -5 PM 1:00

DAVIDSON COUNTY TN

1030 09/05 2401 03CHECK

485.93

DCTN01W



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

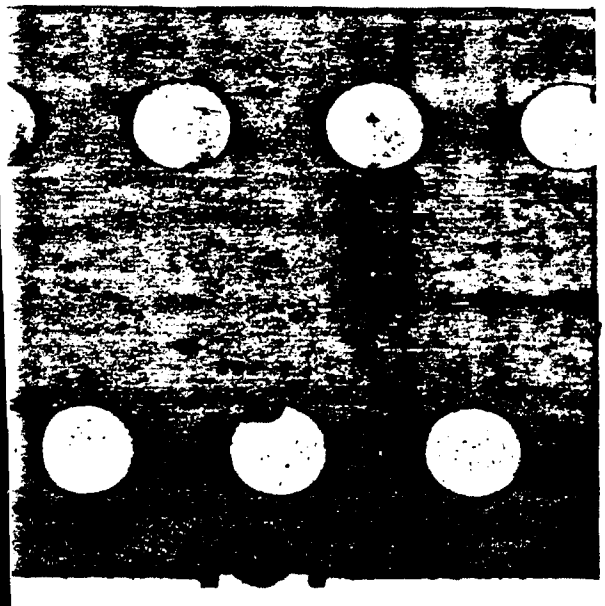
RECEIVED OF _____

FOR _____

BOOK 9784 PG 105

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	128900.00
CON TX	476.93
PRFEE	1.00
WDEED	8.00
TOTAL	485.93
CHECK	485.93

RECEIPT IS NOT VALID UNTIL CHECK IS PAID [illegible] 001 0230

0096687
IDENTIF. # REFERENCE

95 SEP -5 PM 1:00

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 949129