0142145

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679
This instrument prepared from information furnished by parties

File Box 24

ADDRESS NEW OWNER:
Jerry Condra
3805 Nevada Avenue
Nashville TN 37209

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 92-13
PARCEL 245

WARRANTY DEED

BOOK 9921 PG 756

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Jules A. Shemin, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Jerry Condra, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING the westerly 50 feet of the easterly 150 feet of Block 30, Charlotte Park, Second Addition, extended, of record in Book 421, Page 10, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the southerly margin of Nevada Avenue, formerly 3rd Avenue, 100 feet westerly from the margin of 38th Avenue North, formerly "A" Street; thence with the southerly margin of said Nevada Avenue, westerly 50 feet; thence southerly parallel with said 38th Avenue North, 150 feet to the northerly margin of an alley; thence with said alley easterly 50 feet; thence northerly 150 feet to the beginning.

Being the same property conveyed to Jules A. Shemin, by deed from Harold Reeves, Trustee, of record in Book 9619, Page 183, Register's Office for Davidson County, Tennessee and Quitclaim Deed from Brenda Lynn Rice McKee and husband M. Daniel McKee of record in Book 9921, Page 754, Register's Office for Davidson County, Tennessee.

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

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.

Taxes for 1995 have been pro-rated and paid.

Lillian F. Shemin joins in the execution of this instrument to convey whatever interest she may have, especially marital rights.

This is improved property known as 3805 Nevada Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jerry Condra, his heirs and assigns, forever; and we, Jules A. Shemin do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BK 9921 PG 757

Witness our hands this the 29th day of December, 1995.

Jules A. Shemin

Lillian F. Shemin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jules A. Shemin and Lillian F. Shemin the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 29th day of December, 1995.

NOTARY PUBLIC

My Commission Expires: 7-26-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

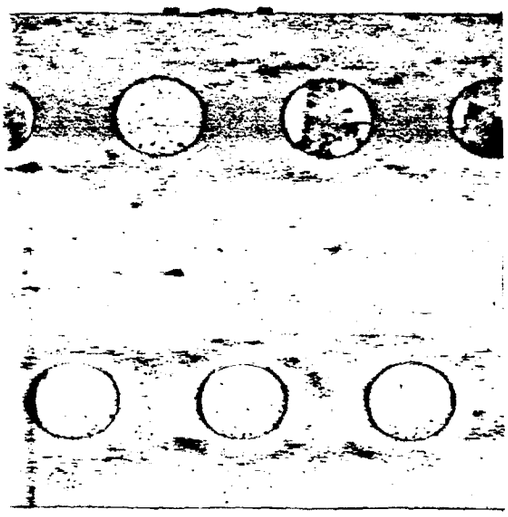
The actual value or consideration, whichever is greater, for this transfer is $ 23,900.00

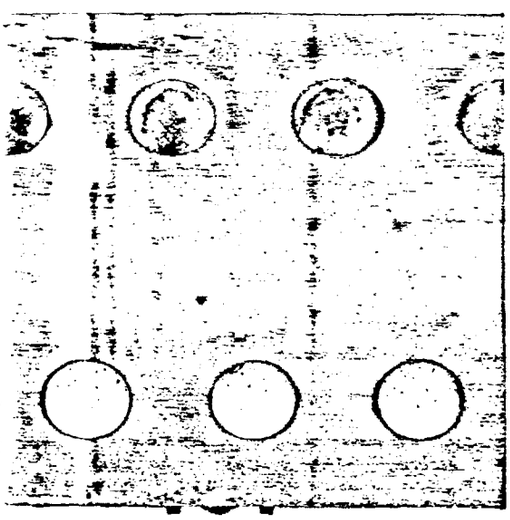
X Jerry Condra
AFFIANT

Subscribed and sworn to before me this 29th day of December, 1995.

NOTARY PUBLIC
My Commission Expires: 7-26-97

27.00 2713 1101 03CHECK 97.43





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

RECEIVED OF _____

FOR _____

BOOK 9921 PG 758

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

CMT	23900.00
CO TX	88.43
PRFEE	1.00
MDEED	8.00
TOTAL	97.43
CHECK	97.43

01/13/95 01 14:53 0001 9170

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0142145
IDENTIFICATION REFERENCE

95 JAN 13 PM 2:19

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 997469