0143929

IDENTIF. ↑ REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

96 JAN 25 AM 10:06

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (cmw) Title No: 37223
Dav. Co. File: Box 3

BOOK 9927 PG 47

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Gary L. Semanchik Lucy Semanchik 2408 Felts Avenue Nashville, TN 37211	SAME

TAX MAP-PARCEL NUMBERS: 118-2-224 BH 2485 AND 118-2-286 BH 5150

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jorge E. Moran and spouse, Judy E. Moran and Jesse L. Tate and spouse, Carolyn H. Tate, a one-half undivided interest each,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gary L. Semanchik and spouse, Lucy Semanchik,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

TRACT I

LAND in Davidson County, Tennessee, being Lot No. 1 on the resubdivision of Lot 68, 73 and 74 consolidated Westwood Subdivision as of record in Book 6050, page 492, Register's Office of Davidson County, Tennessee. Said property is described as follows:

BEGINNING at an existing iron pin in the easterly margin of Westwood Drive, corner to Bernard M. Hall (deed book 6546, page 524); thence, leaving said drive and with the line of said Hall, N. 74 deg. 20 min. 05 sec. E. 180.76 feet to an iron pin set, corner to said Hall at the southwest corner of an alley; thence, with a new line, S. 15 deg. 00 min. 54 sec. E. 149.28 feet to an iron pin set, the most northwest corner of an alley, and a corner to Henry & Maple Birdsong; thence, with the line of said Birdsong, S. 74 deg. 28 min. 41 sec. W. 179.74 feet to an existing iron pin in the easterly margin of said Westwood Drive, corner to said Birdsong; thence, with the margin of said drive, N. 15 deg. 24 min. 26 sec. W. 148.82 feet to the beginning.

BEING the same property conveyed to Jorge E. Moran and wife, Judith E. Moran and Jessie L. Tate and wife, Carolyn H. Tate, hereinafter called the Grantees, a 1/2 undivided interest each with Jorge E. Moran and wife, Judith E. Moran getting 1/2 interest and Jessie L. Tate and wife, Carolyn H. Tate getting 1/2 interest, by deed from the Carpet Barn of record in Book 8600, page 80, said Register's Office.

TRACT II:

LAND in Davidson County, Tennessee, being Lot No. 2 on the resubdivision of Lot 68, 73 and 74 consolidated Westwood Subdivision as of record in Book 6050, page 492, Register's Office of Davidson County, Tennessee. Said property is described as follows:

BEGINNING at an existing iron pin in the westerly margin of White Avenue, corner to a 10 foot alley; thence, with the margin of said White Avenue, S. 15 deg. 27 min. 59 sec. E. 149.72 feet to an iron pin set in the margin of said avenue, corner to a 10 foot alley; thence, with the northerly margin of said alley, S. 74 deg. 28 min. 41 sec. W. 180.00 feet to an iron pin set, corner to Henry & Maple Birdsong; thence, with a new line, N. 15 deg. 00 min. 54 sec. W. 149.28 feet to

an iron pin set, corner to Bernard M. Hall (deed book 6546, page 514), and a corner to a 10 foot alley; thence, with the southerly margin of said alley, N. 74 deg. 20 min. 05 sec. E. 178.82 feet to the beginning.

BEING the same property conveyed to Jorge E. Moran and wife, Judith E. Moran, and Jessie L. Tate and wife, Carolyn H. Tate, hereinafter called the Grantees, a 1/2 undivided interest each, with Jorge E. Moran and wife, Judith E. Moran getting 1/2 interest and Jessie L. Tate and wife, Carolyn H. Tate, getting 1/2 interest, by deed from the Carpet Barn of record in Book 8600, page 86, said Register's Office.

The conveyance of this property is together with Grantor's rights as Licensor in a Grant of License for Encroachment of record in Book 8790, page 359, said Register's Office.

This is unimproved property, known as: 2712 Westwood Drive and 2523 White Avenue, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of January, 1996.

Jorge E. Moran

Jesse L. Tate

Judy E. Moran

Carolyn H. Tate

State of Tennessee
County of Davidson

On this 23rd day of January, 1996, before me the undersigned authority, personally appeared **Jorge E. Moran & Judy E. Moran** and **Jesse L. Tate & Carolyn H. Tate**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 190000.00

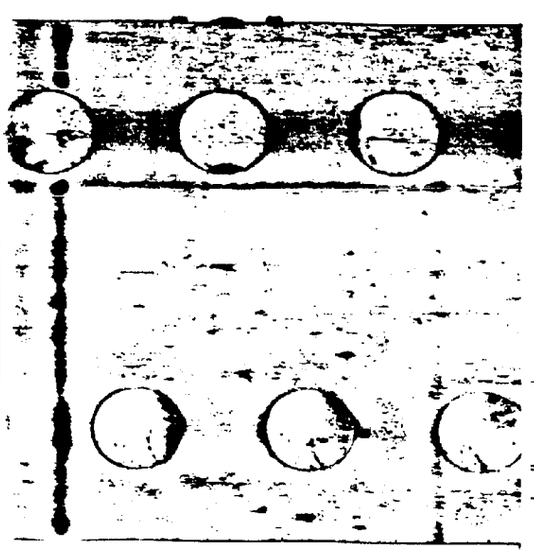
Affiant

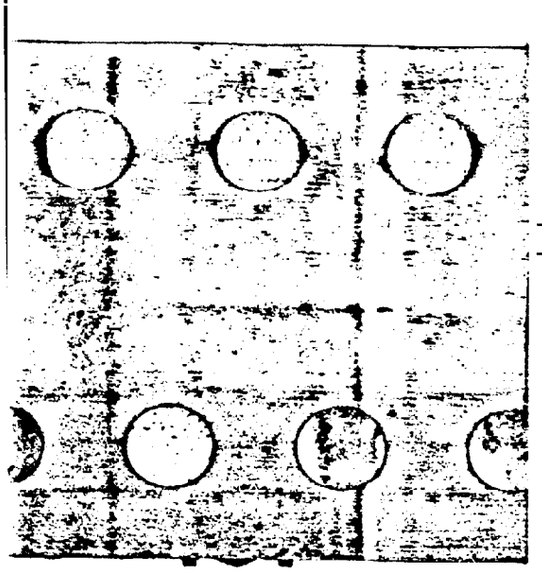
Sworn and subscribed before me this 23rd day of January, 1996.

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/98

My Commission Expires: _____ Notary Public

01/25 01:03 03CHECK# 712.00





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

RECEIVED OF _____

FOR _____

BOOK 9927 PG 49

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	
				190000.00
			CON TX	703.00
			PRFEE	1.00
			MDEED	8.00
			TOTAL	712.00
			CHECK	712.00
01/25/96		01	10:08 0001	1103

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0143929
IDENTIF. ↑ REFERENCE

96 JAN 25 AM 10:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 999369