BOOK 9936 PG 816

File in Box No. 19 B

WARRANTY DEED

#96-2-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,620.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February 19 96

Notary Public

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

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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:	MAP-PARCEL NUMBERS
MICHAEL D. SHMERLING		MAP 142-04-0-B
(NAME)	(NAME)	
141 Carnovan Pkway		PARCEL 001CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		FB #09D-04681
(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, MICHAEL D. SHMERLING AND RONALD STYERS D/B/A JAMM INVESTMENTS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL D. SHMERLING AND WIFE, LISA A. SHMERLING, AS TENANTS BY THE ENTIRETY

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:

BEING Unit No. A-1, Building "A" on the Plan of Buildings A, B & C, Bellevue Office Park, Condominium Offices, a Horizontal Property Regime created under Section 64-2701, et seq. as amended, of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof, established by a Master Deed of record in Book 6040, Page 701, and as amended in Book 6147, Page 689, Book 6641, Page 171, and rerecorded in Book 6691, Page 430, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Buildings A, B & C, Bellevue Office Park, Condominium Offices, as of record in Book 5800, Page 177, said Register's Office, for a more complete identification and description of said Unit.

BEING the same property conveyed to Michael Shmerling and Ronald Styers D/B/A Jamm Investments, by Deed from A & P Investments, a Partnership, of record in Book 6902, Page 108, Register's Office for Davidson County, Tennessee. Michael D. Shmerling being one and the same person as Michael Shmerling

Legal continued on Page 2

unimproved ( )
This is improved (X) property, known as 149 Belle Forest 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 our hand s this 1st day of February, 19 96

MICHAEL D. SHMERLING D/B/A JAMM INVESTMENTS

RONALD STYERS D/B/A JAMM INVESTMENTS

BOOK 9936 PG 817

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 MICHAEL D. SHMERLING AND RONALD STYERS D/B/A JAMM INVESTMENTS

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 Brentwood, Tennessee, this 1st day of February 19 96.

Commission expires July 24, 1999

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, executed 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 _____.

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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

My commission expires _____

Notary Public

Legal continued from Page 1

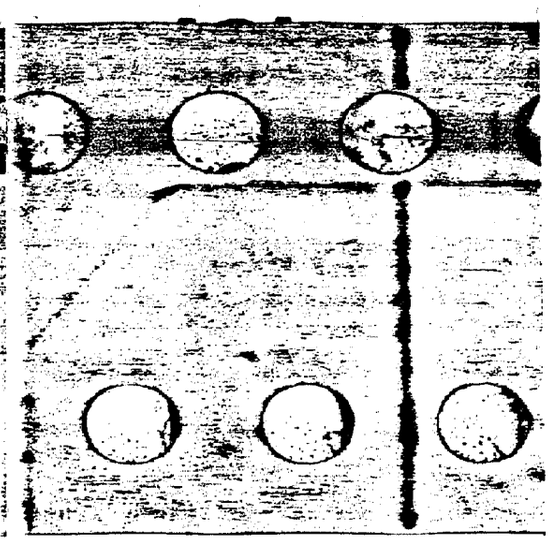
THIS conveyance is subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bellevue Office Park Condominiums, of record in 6040, Page 701, and as amended in Book 6147, Page 689, Book 6641, Page 171, and recorded in Book 6691, Page 430, Register's Office for Davidson County, Tennessee; By-Laws of record in Book 6040, Page 711, said Register's Office; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

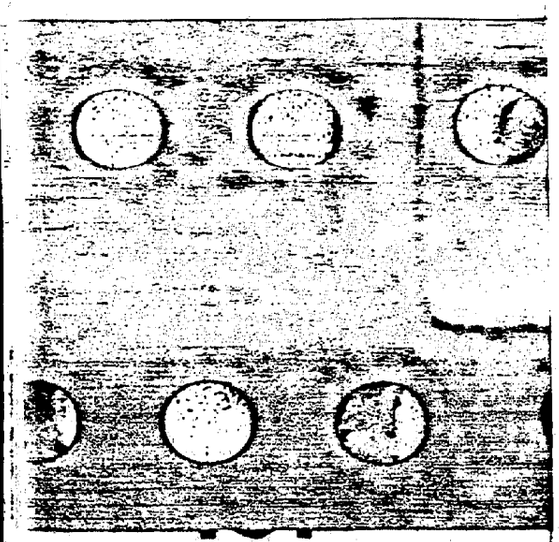
Subject property is commercial property and is not now nor ever has been principal place of residence of the Grantor(s) herein.

96 FEB -2 PM 12:45
FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TN.

011687O
IDENTIF. # REFERENCE

4253 02/02 0101 03CHECK 174.02





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

RECEIVED OF _____

FOR _____

BOOK 9936 PG 818

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 44620.00
CON TX 165.02
PRFEE 1.00
WDEED 8.00
TOTAL 174.02
CHECK 174.02

02/02/96 01 12:46 0001 4250

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0146870
IDENTIF. # REFERENCE

96 FEB -2 PM 12:
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1002484