BOOK 9976 PG 541

File in Box No. 19 B

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE #96-3-23-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

R. Brian Shaub
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March 19 96

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:	MAP-PARCEL NUMBERS
R. BRIAN SHAUB (NAME)	"NEW OWNER" (NAME)	MAP 119-09
2026 Westwood Drive (ADDRESS)	(ADDRESS)	PARCEL 205
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	FB #06DA-34216

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, GERENE B. SIMMONS, A WIDOW NOW UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R. BRIAN SHAUB, UNMARRIED

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 the 6th (formerly the 9th) Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the westerly margin of Logan Avenue 142 1/2 feet South of the southerly line of the Old Patterson tract of land known as the "Flatrock Tract"; said point being 57 1/2 feet South of Davenport's southerly line, said point also being the northeast corner of the property conveyed to William W. Goodman and wife, by deed from Edgar Turrentine and wife, of record in Book 2043, Page 502, Register's Office for Davidson County, Tennessee; thence, westwardly with Goodman's North line, 130 feet to a point; thence, northwardly parallel to Logan Avenue 57 1/2 feet to a point; thence, eastwardly parallel to the first line 130 feet to a point in the westerly margin of Logan Avenue; thence, southwardly 57 1/2 feet to the point of BEGINNING.

BEING the northerly one-half of the property conveyed to Edgar Turrentine by deed from H. Raymond Lion, individually, etc., of record in Book 2023, Page 547, Register's Office for Davidson County, Tennessee, and being a tract of

Legal continued on Page 2

unimproved ( )
This is improved (X) property, known as 2841 Logan Street, Nashville, TN 37211
(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 11th day of March 19 96

Gerene B Simmons
GERENE B. SIMMONS

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 GERENE B. SIMMONS, A WIDOW NOW UNMARRIED

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 11th day of March, 19 96.

Commission expires July 24, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ 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

land fronting 57 1/2 feet on the westerly side of Logan Avenue and running back between parallel lines 130 feet to a dead line in the rear.

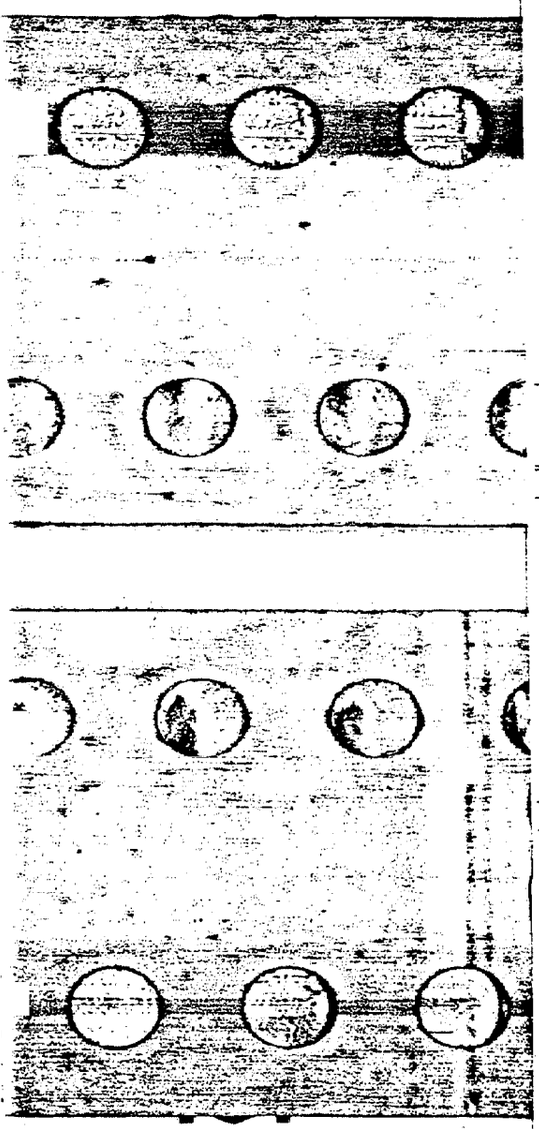
BEING the same property conveyed to Wilburn F. Simmons and wife, Gerene B. Simmons, by Deed from Edgar Turrentine and wife, Willomina Turrentine , of record in Book 2088, Page 105, Register's Office for Davidson County, Tennessee. The said Wilburn F. Simmons having since died.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

96 MAR 12 PM 1:45
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0159292
IDENTIF. & REFERENCE

7555 03/12 0101 03CHECK 194.00



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

RECEIVED OF _____

FOR _____

BOOK 9976 PG 543

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	50000.00
CON TX	185.00
PRFEE	1.00
WDEED	8.00
TOTAL	194.00
CHECK	194.00

03/12/96 01 [illegible] 0001 7555

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0159292
IDENTIF. ↑ REFERENCE

96 MAR 12 PM 1:45

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1015639