9998-612

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $32,000.00

Affiant

Sworn to and subscribed before me this 29 day of April, 1996.

NOTARY PUBLIC

My Commission Expires: 11/26/98

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

96 APR -1 PM 3:49

PICK-UP

IDENTIFICATION REFERENCE

01661156

ADDRESS - NEW OWNER:

Robert D. Shemin
PO Box 128186
Nashville, TN 37212-8186

SEND TAX BILLS TO:

Same

MAP/PARCEL NUMBER:

Map 82-12
Par. 83

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the Agreement by the Grantee to assume and pay a certain Deeds of Trust of record in Book 8914, page 228, and Book 9040, page 798, Register's Office for Davidson County, Tennessee, I, Leland D. Watts, hereinafter called Grantor, have bargained and sold, and by these presents do transfer and convey unto Robert D. Shemin, hereinafter called Grantee, his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of Lot No. 21 on the Map of the Home Block of Neill S. Brown's Subdivision as of record in Book 57, page 50, Register's Office for Davidson County, Tennessee, and also, of record in Plan Book 2, page 100, of the Chancery Court and described as follows:

Beginning at a point in the northeasterly margin of Neill Avenue, at the intersection of the southeasterly line of a 15 foot alley, being the first alley northwest from Silverdene Place, formerly Ramsey or Georgia Street; thence northeasterly 195 feet to a point in the margin of another alley; thence with margin of said last mentioned alley, southeasterly 65 feet, more or less, to a point; thence southwesterly 195 feet to the northeasterly margin of Neill Avenue; thence with the margin of the same northwesterly 65 feet to the beginning.

Being the same property conveyed to Leland D. Watts by deed from B.L.C. Investments, Inc., of record in Book 9925, page 927, Register's Office for Davidson County, Tennessee.

This is improved property known as 109 Neill Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and

interest thereto belonging to the Grantee, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs, assigns 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 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 25 day of March, 1996.

LELAND D. WATTS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

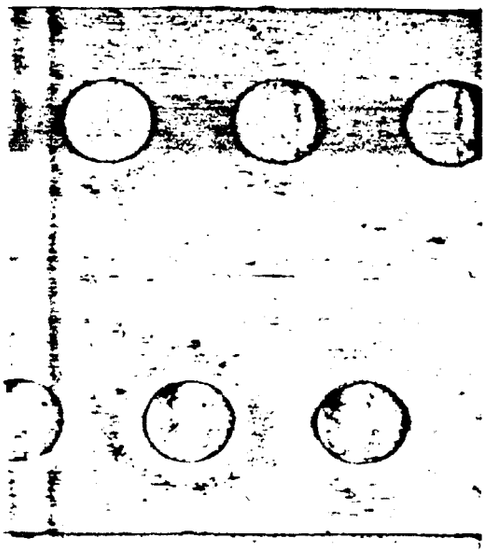
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Leland D. Watts, the Bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

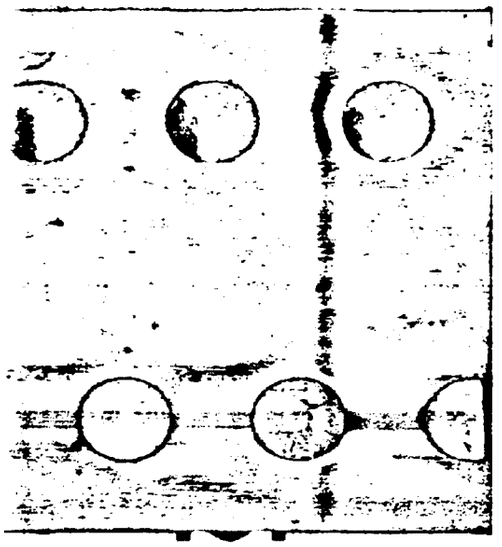
WITNESS my hand and official seal this 25 day of March, 1996.

NOTARY PUBLIC

My Commission Expires: 9-26-98

127.40





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9998 PG 614

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	32000.00
CON TX	113.40
PRFEE	1.00
WDEED	8.00
TOTAL	127.40
CHECK	127.40

[illegible] 01 15:53 0001 4909

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166156
IDENTIF. & REFERENCE

96 APR -1 PM 3:50
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1022912