WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $30,000.00

Affiant

Sworn to and subscribed before me this 25 day of March, 1996.

NOTARY PUBLIC

My Commission Expires: 11/28/98

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 3:50
REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

IDENTIFICATION REFERENCE

01661157

ADDRESS - NEW OWNER:

Robert D. Shemin
PO Box 12586
Nashville, Tn 37212-8186

SEND TAX BILLS TO:

Same

MAP/PARCEL NUMBER:

Map 94-1
Par. 77

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 8864, page 297, and Book 8991, page 38, 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 Lot 202 on the Map of Payne, Blakemore and Cummings Additions to Nashville, as of record in Book 57, page 70, and in Book 57, page 81, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Leland D. Watts by deed from B.L.C. Investments, Inc., of record in Book 9925, page 919, Register's Office for Davidson County, Tennessee.

This is improved property known as 616 S. 13th Street, Nashville, Tennessee.

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.

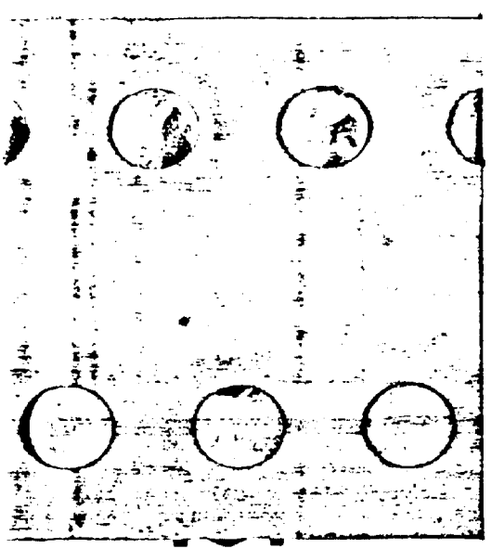
WITNESS my hand and official seal this 25 day of March, 1996.

NOTARY PUBLIC

My Commission Expires: 3-25-96

RECD MAR. 25, 1996 03:04PM 120.00





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

RECEIVED OF _____

FOR _____

BK # 9998PG617

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

AMT	30000.00
CO TX	111.00
PRFEE	1.00
MISC	8.00
TOTAL	120.00
CHECK	120.00

04/01/96 01 15:54 0001 4910

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166157
IDENTIF. ↑ REFERENCE

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

No. 1022913