0177142

IDENTIF. ↑ REFERENCE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

John M. Jordan, Attorney
2209 CRESTMOOR ROAD,
NASHVILLE, TN. 37215

96 MAY -1 PM 2:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 10034 PG 459

THIS INDENTURE, made and entered as of the **29th** day of **April, 1996** by and between

ROBERT D. SHEMIN and PATRICIA SHEMIN, HUSBAND AND WIFE ,

hereinafter referred to as Grantor, and

ROBERT CAMERON, AND WIFE, BRENDA CAMERON ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

BEING LOT NO. 245 ON THE PLAN OF VALLEY GROVE, SECTION 4, OF RECORD IN PLAT BOOK 5800 PAGE 174, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING ALL THE SAME PROPERTY CONVEYED TO ROBERT D. SHEMIN BY DEED FROM JACK KEMP, SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF RECORD IN BOOK 8725 PAGE 56 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PATRICIA SHEMIN JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYINGF ANY RIGHT, TITLE AND INTERST IN AND TO SAID PROPERTY WHICH SHE MAY HAVE MARITAL OR OTHERWISE.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,
and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

_____ ROBERT D. SHEMIN

_____ PATRICIA SHEMIN by Robert Shemin attorney in fact

BOOK 10034 PG 460

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **ROBERT D. SHEMIN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **29th** day of **April, 1996.**

Notary Public

Commission Expiration: 5/30/99

ATTORNEY IN FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, personally appeared ROBERT D. SHEMIN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of PATRICIA SHEMIN, and acknowledged that he/she executed the same as the free act and deed of said PATRICIA SHEMIN.

Witness my hand, at office, this 29 day of April, 1996.

Notary Public

Commission Expiration: 5/30/99

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$51,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

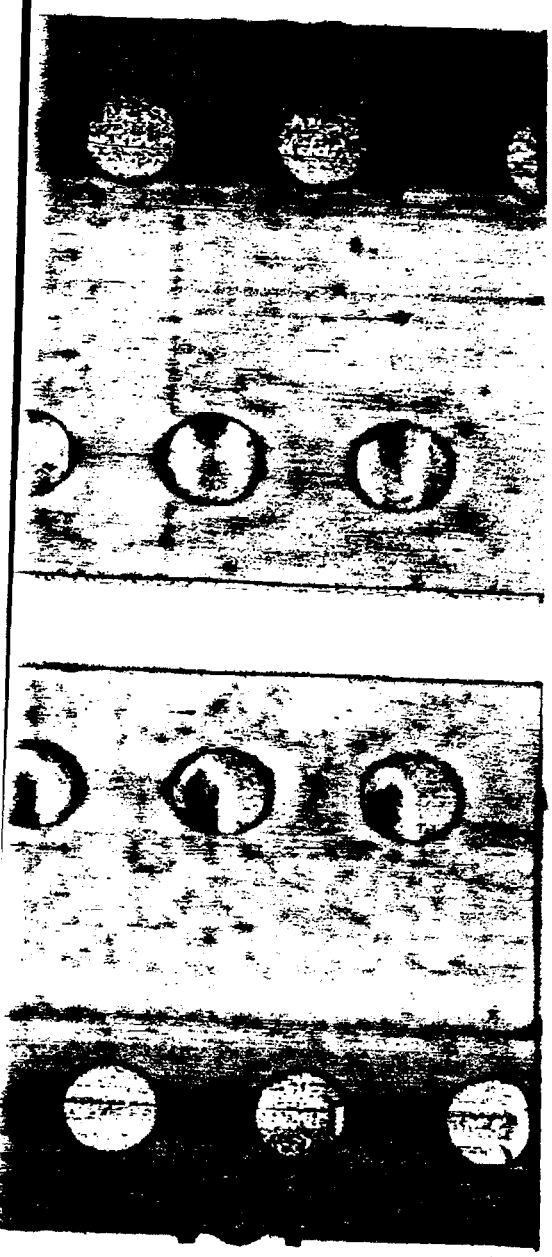
Subscribed and sworn to before me this **29th** day of **April, 1996.**

Notary Public

Commission Expiration: 5/30/99

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
NASHVILLE ESCROW CO. 2209 CRESTMOOR ROAD, NASHVILLE, TN. 37215	ROBERT CAMERON BRENDA CAMERON 1004-06 CENTRAL VALLEY COURT HERMITAGE, TN 37076	1004-06 CENTRAL VALLEY COURT HERMITAGE, TN 37076 MAP PARCEL NUMBER 87-13-86

05/01/96 0101 03CHECK 199.55



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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 51500.00
CON TX 190.55
PRFEE 1.00
WDEED 8.00
TOTAL 199.55
CHECK 199.55

05/01/96 01 14:05 0001 6582

RECEIPT NOT VALID UNTIL CHECK IS PAID BY BANK

0177142
IDENTIF. ↑ REFERENCE

96 MAY -1 PM 2:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 10034 PG 461

No. 1034619