BOOK 10171 PG 530

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Jerry D. Sheler	American National Home Mortgage, Inc.	MAP and PARCEL
Jeri A. Sheler	Attn: Tax Dept	
1440 Janie Avenue	611 Commerce Street #3102	72-4-266
Nashville, TN 37216	Nashville, TN 37203	

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Stephen M. Merritt and Lois Gail Merritt, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Jerry D. Sheler and Jeri A. Sheler, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly 50 feet of Tract 11, Block "E" of Country Club Estates, as of record in Book 843, Page 95, Register's Office for Davidson County, Tennessee.

Said part of said Tract 11 fronts 50 feet on the westerly side of Janie Avenue and runs back between parallel lines 175 feet to a dead line on which it measures 50 feet.

BEING the same property conveyed to Stephen M. Merritt and wife, Lois Gail Merritt by warranty deed from Joseph F. Spivey and wife, Hazel Darlene Spivey of record in Book 9362, Page 55, Register's Office, Davidson County, Tennessee.

This is property with a common address of 1440 Janie Avenue, Nashville, TN 37216.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: **1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 843, Page 95, said Register's office and all matters therein; 3) Sanitary Sewer and/or Storm Drainage Easement of record in Book 4191, Page 487, said Register's Office.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $69,500.00

Affiant

Subscribed and sworn before me this 20th day of August, 1996.

My Commission Expires: 5/23/98

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. BOOK 10171 PG 531

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **20th** day of **August, 1996**.

Stephen M. Merritt

Lois Gail Merritt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Stephen M. Merritt and Lois Gail Merritt, husband and wife** , with whom I am personally acquainted, or who 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 **Nashville,**, Tennessee, this **20th** day of **August, 1996**.

Notary Public
My Commission Expires: 3/25/98

File No. 9608-343

021940B
IDENTIF. ↑ REFERENCE

96 AUG 29 AM 10:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

RECD 08/29 0101 03CHECK 266-15

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BK 10171 PG 532

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	69500.00
CON TX	257.15
PRFEE	1.00
WDEED	8.00
TOTAL	266.15
CHECK	266.15

08/29/96 01 10:47 0001 2219

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0219408
IDENTIF. ↑ REFERENCE

96 AUG 29 AM 10:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1024746