B 7

SUSAN B. NICHOLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires Sept. 18, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August 19 96

Notary Public

MY COMMISSION EXPIRES: Sept. 18, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John A. Shimkus (NAME)	First American National Bank (NAME)	150-14-A-20.00CO
4061 Calumet (ADDRESS)	First American Center (ADDRESS)	02DX-08280
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	

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, Steven P. Culp and wife, Paula Culp

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John A. Shimkus and wife, Josephine K. Di Bernardo and Ervin L. Shimkus and wife, Sharon M. Shimkus

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 Davidson County, TN, BEING Lot No. 20 on the Plan of Calumet, Phase One, of record in Book 6900, page 649, amended in Book 6900, page 673, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Steven P. Culp, unmarried, by deed from David M. Martin, Jr. and wife, Traca Lynn Martin, of record in Book 9083, Page 511, Register's Office for Davidson County, TN.

This conveyance is subject to the following: Taxes for the year 1996 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 6900, page 649, amended in Book 6900, page 673; Declaration of covenants, conditions and restrictions of record in Book 7566, page 664; Storm Water Detention Agreement in Book 7538, page 676; Dedication of common area in Book 7570, page 216; all of record in the Register's office for Davidson County, Tennessee.

Paula Culp joins in this conveyance for the purpose of conveying all right, title and interest she might have in and to the above described property as spouse of Steven P. Culp .

unimproved ( )
This is improved (X) property, known as 4061 Calumet, Antioch, TN 37013
(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 30th day of August 19 96

Steven P. Culp by Donna Mason atty in fact
Steven P. Culp

Paula Culp by Donna Mason atty in fact
Paula Culp

BOOK 10180 PG 19

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Donna Mason** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney-in-Fact for **Steven P. Culp and wife, Paula Culp**, the within named bargainor(s), and that he/she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Steven P. Culp and wife, Paula Culp,** the within named bargainor(s) by the said **Donna Mason**, as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the **30th** day of **August, 1996.**

Susan B. Nichols
NOTARY PUBLIC

My Commission Expires: Sept. 18, 1999

SUSAN B. NICHOLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires Sept. 18, 1999

WARRANTY DEED

FROM

Steven P. Culp

TO

John A. Shimkus and wife,
Josephine K. Di Bernardo and
Ervin L. Shimkus and wife,
Sharon M. Shimkus

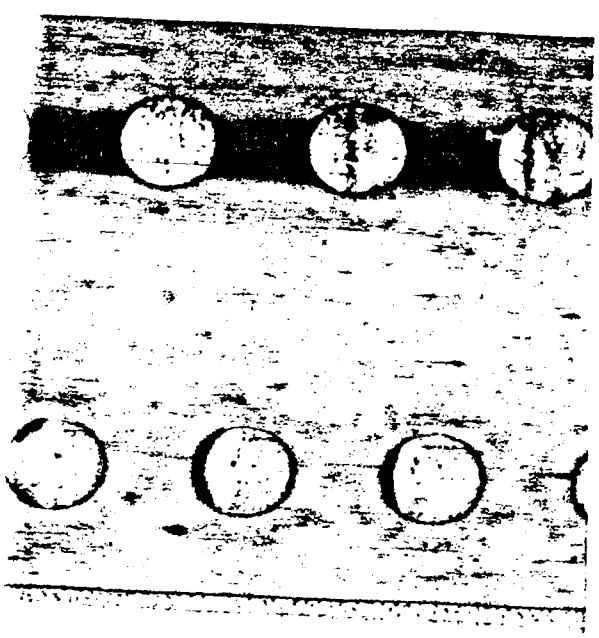
4674 09/05 0101 03CHECK 399.35

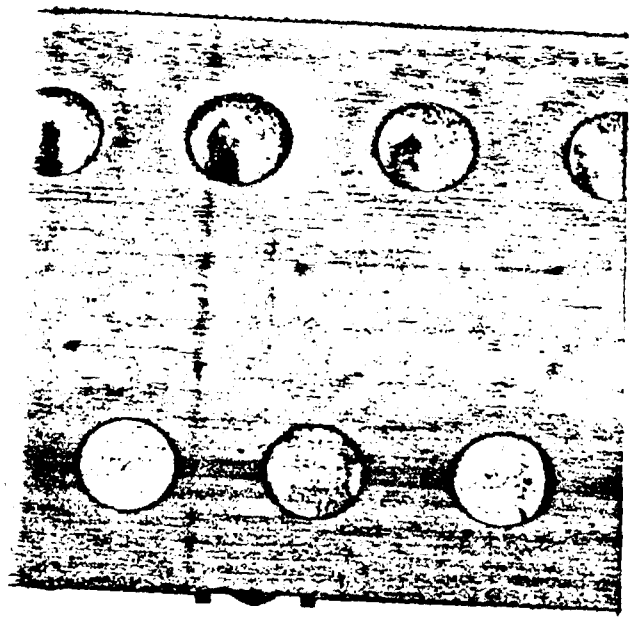
96 SEP -5 PM 12:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0221716
IDENTIF. ↑ REFERENCE

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027





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

RECEIVED OF _____

FOR _____

BOOK 10180 PG 20

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
105500.00

CON TX	390.35
PRFEE	1.00
WDEED	8.00
TOTAL	399.35
CHECK	399.35

09/05/96 01 12:48 0001 4674

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0221716
IDENTIF. # REFERENCE

96 SEP -5 PM 12:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1027173