BOOK 10208 PG 210

40-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 350,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9/18/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 600, 200 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles B. Willoughby	New Owner	Map 118-8
(NAME)	(NAME)	
1106 Chickering Park Dr.		Parcel 56
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215		
(CITY) (STATE) (ZIP)	(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, Gary L. Semanchik

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles B. Willoughby and wife, Diane P. Willoughby

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:

Tract I: Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Grandview Heights, as of record in Book 161, Pages 14 and 15, Register's Office for said County.

Said Lot No. 16 fronts 50 feet on the easterly side of Felts Avenue and runs back between parallel lines, 150 feet to an alley.

Tract II: Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Grandview Heights, of record in Book 161, Page 14 & 15, Register's Office for said County.

Said Lot No. 17 fronts 50 feet on the easterly side of Felts Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Gary L. Semanchik by deed from Howard W. Fisher, an unmarried person and Edward A. Fisher and wife, Elizabeth Fisher of record in Book 8753, page 773, Register's Office for Davidson County, Tennessee.

Lucy Semanchik joins in the execution of this instrument to convey her interest in the property, including homestead rights, as spouse of Gary L. Semanchik.

unimproved ( )
This is improved (X) property, known as 2408 Felts Avenue, Nashville, Tennessee 37211
(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 our hand s this 30th day of September, 19 96

Gary L. Semanchik

Lucy Semanchik

BOOK 10208 PG 211

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 19_____ .

My commission expires _____ _____
Notary Public

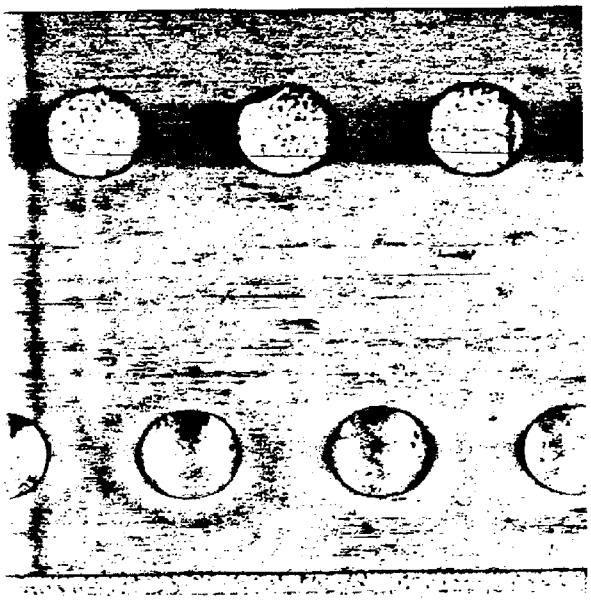
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

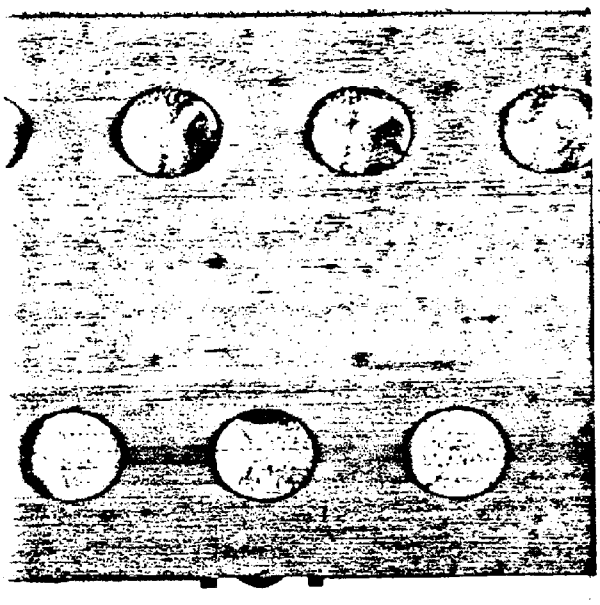
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary L. Semanchik and wife, Lucy Semanchik the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal this 30th day of September, 1996.

_____
Notary Public

My Commission Expires: 9/18/99

0230945
IDENTIFICATION REFERENCE
96 SEP 30 PM 3:55
4510 09/30 0101 03CHECK 1304.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10208 PG 212

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
350000.00
CON TX 1295.00
PRFEE 1.00
WDEED 8.00
TOTAL 1304.00
CHECK 1304.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 4510

0230945
IDENTIF. # REFERENCE

95 SEP 30 PM 3:55
REGISTER
DAVIDSON COUNTY, TN

Nº 1071602

No. [redacted]