BOOK 10239 PG 638

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 57,000.00

Teri A. Schwegman
Affiant

Subscribed and sworn to before me, this 25th day of October 19 96

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
MAURICE J. SCHWEGMAN 1013-1015 Central Valley Court Hermitage, Tennessee 37076	Maurie J. Schwegman 4201 Crowne Brook Circle Franklin, TN 37067	MAP 87-13 PARCEL 83

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY SEVEN THOUSAND AND NO/100---------- ($ 57,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, ROBERT D. SHEMIN, MARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto MAURICE J. SCHWEGMAN AND WIFE, TERI A. SCHWEGMAN hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 242 on the Plan of Section 4, Valley Grove, of record in Book 5800, page 174, Register's Office for Davidson County, Tennessee.

SAID Lot No. 242 fornts 30.0 feet on the northwesterly margin of Central Valley Court and extends back 109.05 feet on the southerly line and 133.96 feet on the northeasterly line to a broken line in the rear, measuring 120.87 feet thereon.

BEING the same property conveyed to Robert D. Shemin by deed from Wesley Allen Bulla and wife, Deborah G. Bulla, of record in Book 8876, page 567, Register's Office for Davidson County, Tennessee.

PATRICIA A. SHEMIN, spouse of Robert D. Shemin, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 1013-1015 Central Valley Court, Hermitage, Tennessee 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEE s that he is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Valley Grove Subdivision Section 4 of record in Book 5800, page 174, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTs and binds himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEEs, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 25th day of October, 19 96.

ROBERT D. SHEMIN

PATRICIA A. SHEMIN

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 ROBERT D. SHEMIN, MARRIED, and wife, PATRICIA A. SHEMIN, 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 25th day of October, 19 96.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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 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 this _____ day of _____, 19 ____.

My Commission Expires: _____

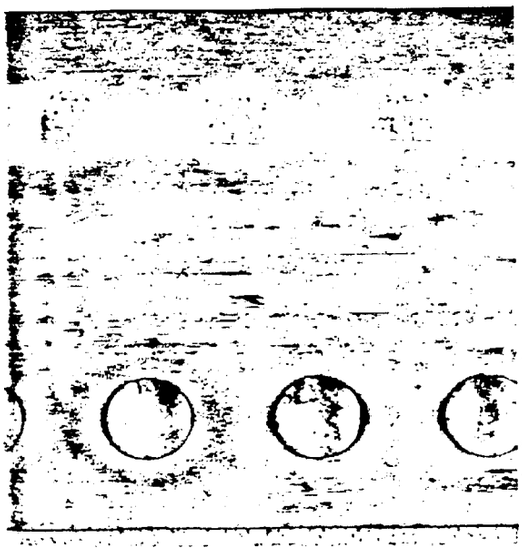
Notary Public

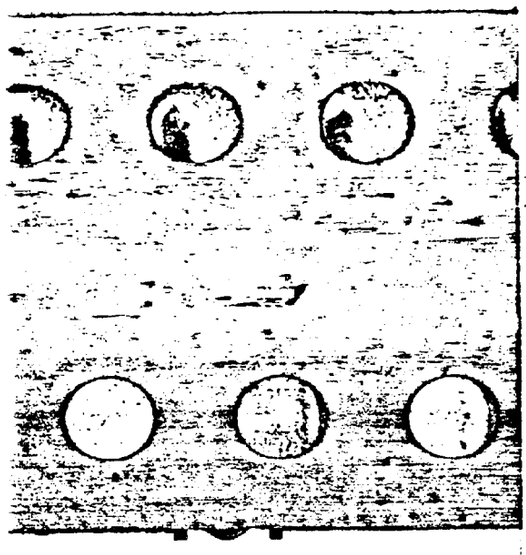
02 40873
IDENTIFICATION REFERENCE

95 OCT 29 AM 8:37

REGISTER
DAVIDSON COUNTY, TN.

REC'D 10/29 1701 CHECK 219.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10239 PG 640

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	57000.00
CON TX	210.90
PRFEE	1.00
WDEED	8.00
TOTAL	219.90
CHECK	219.90

10/29/96 01 08:39 0001 5169

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02140873
IDENTIF. ↑ REFERENCE

96 OCT 29 AM 8:37
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

№ 1082125

No. [redacted]