BOX #19B
G#96-12-2K

WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOOK 10278 PG 222

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 146,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December 19 96

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL D. SHMERLING & CO., LLC	"NEW OWNER"	MAP 092-12
(NAME)	(NAME)	
1900 Church Street, Suite 400		PARCEL 309
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		FB #09W-03240
(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~~ I LAVERNE FLOYD, A MARRIED PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL D. SHMERLING & CO., LLC

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 Nashville, Davidson County, Tennessee, being Lot No. 341 and part of Lot No. 340 on the Plan of John Boyd Home Place, as of record in Plat Book 21, Page 39, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey by Patrick S. Coode, Registered Land Surveyor No. 355, dated November 27, 1996, as follows:

BEGINNING in the westerly right-of-way of Church Street at a point located northeasterly and 195.1 feet from the Northwest intersection of said Church Street and Seventeenth Avenue North, said point further described as 5 feet Southwest of the original line of Lots 340 and 341 on the above referenced plan; thence, leaving Church Street North 40° 04' 31" West, 162.50 feet to an iron pin at the easterly side of a 16 foot alley; thence, along said alley North 50° 01' 00" East, 54.93 feet to an iron pin; thence, leaving said alley South 40° 06' 06" East, 162.50 feet to the westerly right-of-way of Church Street; thence, along said Church Steet South 50° 00' 59" West, 55.00 feet to the point of BEGINNING.

BEING the same property conveyed to LaVerne Floyd, married, by Quitclaim Deed from J. Michael Floyd and Garland B. Presswood, both unmarried, individually, and d/b/a Presswood & Company, of record in Book 9693, Page 289, and by Quitcliam Deed from Presswood & Co., Inc., a Tennessee corporation, being

CONTINUED

unimproved ( )
This is improved (X) property, known as 1624 Church Street, Nashville, TN 37203
(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 2nd day of December 1996

LAVERNE FLOYD

DCTN01WC

BOOK 10278 PG 223

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 LAVERNE FLOYD, A MARRIED PERSON

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, Tennessee, this 2nd day of December, 1996.

Commission expires July 24, 1999

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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

LEGAL DESCRIPTION CONTINUATION

recorded simultaneously herewith, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and were paid at closing by the Grantor herein.

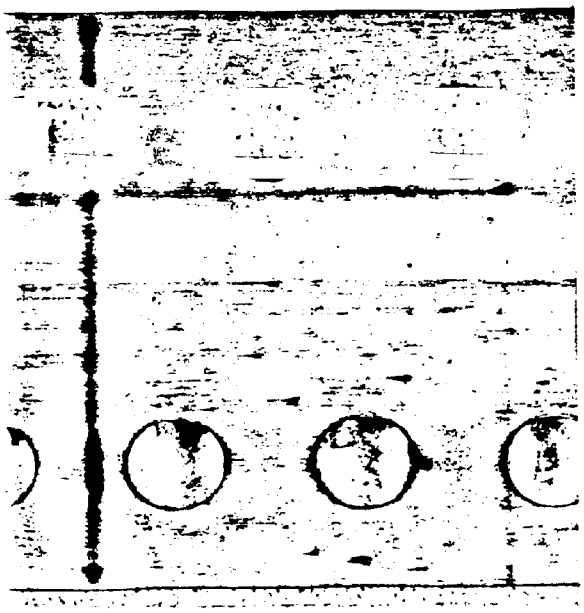
THE SUBJECT PROPERTY IS NOT NOW NOR EVER HAS BEEN USED AS A RESIDENCE BY THE GRANTOR HEREIN.

1278 12/03 0101 03CHECK 549.20

0252026
IDENTIF. & REFERENCE

96 DEC -3 AM11:08
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

DCTN01WC



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

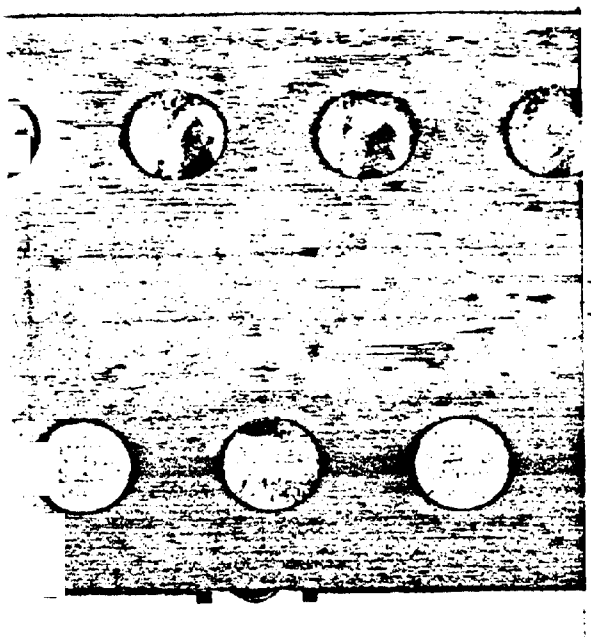
BOOK 10278 PG 224

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 146000.00
CON TX 540.20
PRFEE 1.00
WDEED 8.00
TOTAL 549.20
CHECK 549.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/03/96 01 11:09 0001 1278

0252026
IDENTIF. ↑ REFERENCE

96 DEC -3 AM 11:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1093949