| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| Clifton McPherson<br>Patricia McPherson<br>4400 Belmont Park Tr.<br>Nashville, TN 37215 | New Owners | Map 084-05-0<br>Parcel 069.00 |

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Robert D. Shemin, married, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Clifton McPherson and wife, Patricia McPherson (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:

**Described land situated in Nashville, County of Davidson and State of Tennessee, to wit:**

**Lannd in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Callis Property, Section 1, of record in Book 6200, Page 264, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to Robert D. Shemin by Cash Deed for Tennessee from Secretary of Housing and Urban Development in Book 8294, Page 763, Register's Office for Davidson County, Tennessee.

The above described real property is not the homestead of either Robert D. Shemin or Patricia A. Shemin and never has been and is investment property owned by Robert D. Shemin. Patricia A. Shemin has no legal interest in the subject property.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 2716 C & D Eastland Avenue, Nashville, Tennessee 37206.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $62,000.00.

Clifton McPherson
Affiant

Subscribed and sworn to before me this 19th day of November, 1996

Notary Public

My Commission Expires 1-24-97

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' heirs and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 19th day of November, 1996.

ROBERT D. 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**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of November, 1996.**

NOTARY PUBLIC

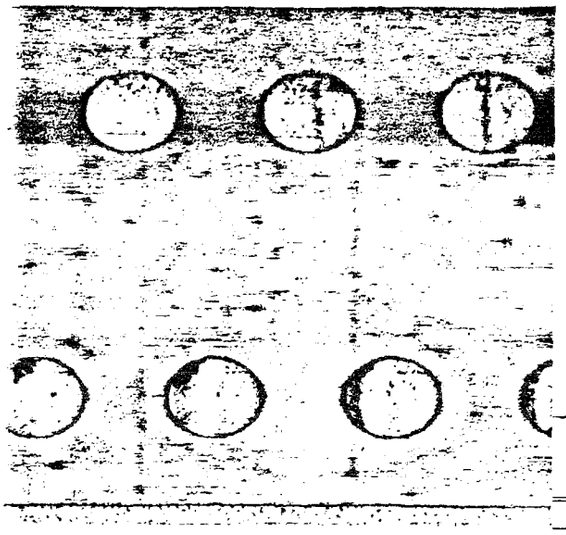
**My Commission Expires:** 1-24-98

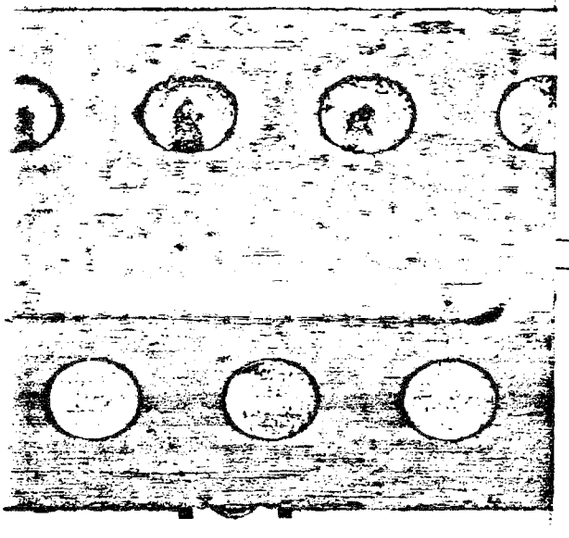
0254564
IDENTIFICATION REFERENCE

96 DEC 10 PM 2:43

REGISTER
DAVIDSON COUNTY, TN

4182 12/10 0101 03CHECK 239.40





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

RECEIVED OF _____

FOR _____

BOOK 10286 PG 522

| | | |
|---|---|---|
| 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 62000.00 |
| | | | | CON TX 229.40 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | TOTAL 238.40 |
| | | | | CHECK 238.40 |
| 12/10/96 | 01 | | | 14:45 0001 4183 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0254564
IDENTIF. & REFERENCE

95 DEC 10 PM 2:43

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1096818