WARRANTY DEED

BK/ 10295 PG 458

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 64,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF December

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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
SHELIA R. AUSTIN	GUARANTY TRUST COMPANY	MAP 082-02
(NAME)	(NAME)	
901 Lischey Avenue	726 South Church Street	PARCEL 476
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Murfreesboro, TN 37130	FB #20W-26270
(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, MICHAEL D. SHMERLING, A MARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SHELIA R. AUSTIN, UNMARRIED

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, Tennessee, being part of Lots Nos. 1 and 2 on the Plan of Wills, Sharpe and Crutcher's Addition to Northeast Nashville, as of record in Book 57, Page 82, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the easterly margin of North Fourth Street at the northwest corner of Lot No. 2; thence, with the North line of said Lot, South 83 degrees 00 minutes East, 172.75 feet to a point in the westerly margin of an 18 foot alley (Alley No. 301); thence, with said margin of said alley, South 8 degrees 06 minutes West, 78.38 feet, passing the southeast corner of Lot No. 2 at 50 feet, to a point in the northeasterly margin of Cleveland Street, as relocated; thence, with said margin of said street, northwestwardly 159.21 feet to a point at the beginning of a curve to the right, having a radius of 25.0 feet; thence, around said curve, northwestwardly 33.41 feet to a point in the easterly margin of North Fourth Street; thence, with said margin of said street, northwardly 8.57 feet to the point of BEGINNING.

BEING the same property conveyed to Michael D. Shmerling, a married man, by Deed from Union Planters National Bank, a banking corporation, of record in

Legal continued on Page 2

This is improved (X) unimproved ( ) property, known as 901 Lischey Avenue, Nashville, TN 37207
(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 17th day of December 19 96

MICHAEL D. SHMERLING

10295:459

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 MICHAEL D. SHMERLING, A MARRIED MAN

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 17th day of December 1996.

Commission expires 3-27-97

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_____.

LEON SHARBER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires _____

Notary Public

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Book 10091, Page 910, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 4048, Page 303, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

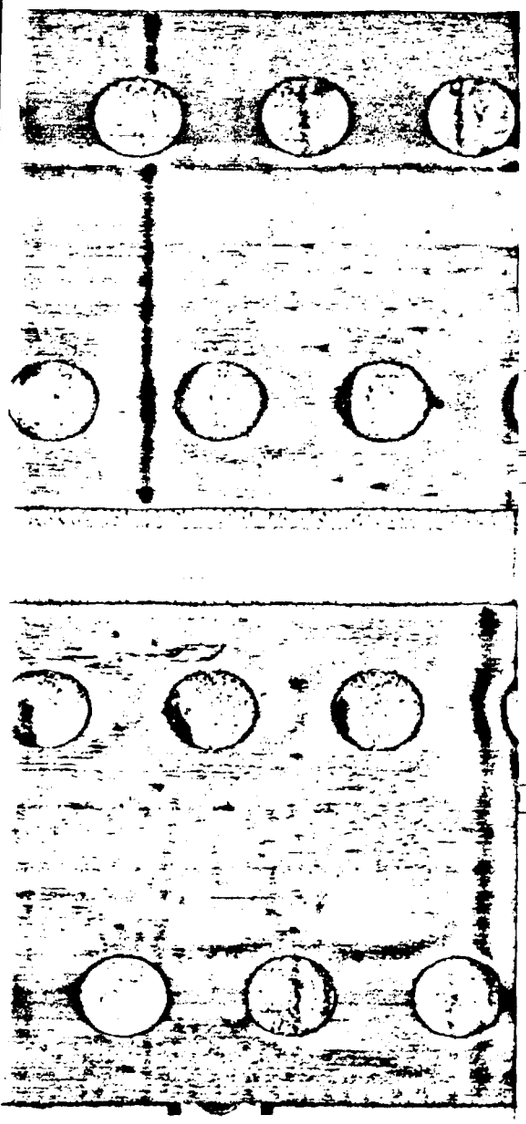
Subject property is not now or ever has been the principal place of residence of the Grantor(s) herein.

0257315
IDENTIFICATION REFERENCE

DEC 19 AM 9:33
DAVIDSON COUNTY, TN.

MAIL ENV.

7346 12/19 0101 03CHECK 245.80



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

RECEIVED OF _____

FOR _____

BOOK 10295 PG 460

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 64000.00
				CON TX 236.80
				PRFEE 1.00
				WDEED 8.00
				TOTAL 245.80
				CHECK 245.80
			12/19/96 01	09:38 0001 7346

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0257315
IDENTIF. # REFERENCE

96 DEC 19 AM 9:

DAVIDSON COUNTY, TN

No. 1099935