File Box 51-A

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
Suite 109
First American Center
Nashville, TN 37238-0109

BOOK 10396 PG 330

ADDRESS NEW OWNER:
William J. Neiman and wife,
Marcia M. Neiman
5816 Beauregard Drive
Nashville, TN 37215

SEND TAX BILL:
To Owner

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 118-7
GROUP
PARCEL 139

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Paul Sherrick and wife, Leslie Sherrick,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **William J. Neiman and wife, Marcia M. Neiman,** 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:

> Being Lot No. 12 of Block "C" on the Map of Berry Hill Gardens, of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 12 fronts 75 feet on the easterly side of Azalea Place and runs back between parallel lines 131 feet to a dead line.
>
> BEING the same property conveyed to Paul Sherrick and wife, Leslie Sherrick, by deed from Laurine Wallace Vail, as of record in Book 9576, page 425, Register's Office for Davidson County, Tennessee.
>
> The description used in this conveyance is the same as the previous transfer.

This is improved property known as 2816 Azalea Place, Nashville, TN 37204.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William J. Neiman and wife, Marcia M. Neiman, their heirs and assigns, forever; and we, Paul Sherrick and wife, Leslie Sherrick, 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

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 10396 PG 331

Witness our hands this the 27th day of March, 1997.

Paul Sherrick

Leslie Sherrick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Paul Sherrick and wife, Leslie Sherrick**, 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 27th day of March, 1997.

Herman A. Ruben
NOTARY PUBLIC

My Commission Expires: July 24, 1999

3003 03/31 0101 CHECK 334.60

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $88,000.00.

William J Newman
AFFIANT

Subscribed and sworn to before me
this 27th day of March, 1997.

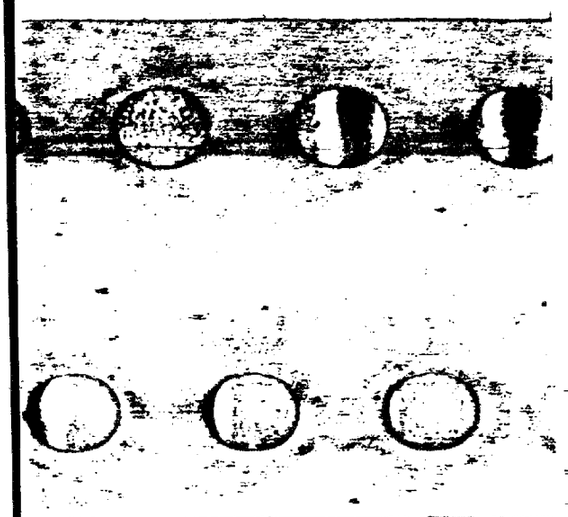
Herman A. Ruben
NOTARY PUBLIC

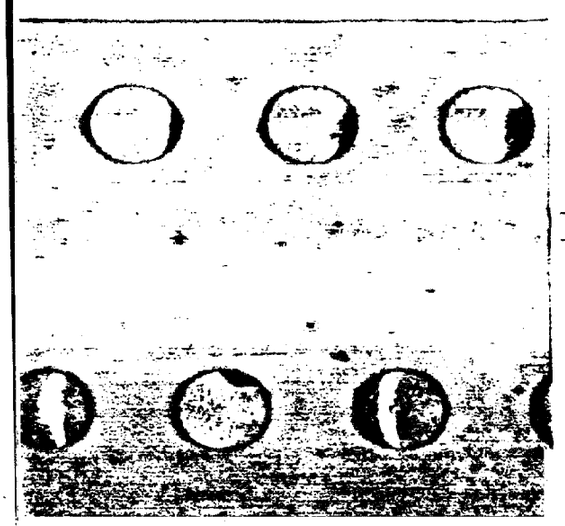
My Commission Expires: July 24, 1999

C:\WP51\WORK\CLOSINGS\YFA97188.WD

0288515
IDENTIF. & REFERENCE

97 MAR 31 PM 1:44
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10396 PG 332

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

CONT	88000.00
CON TX	325.60
PRFEE	1.00
WDEED	8.00
TOTAL	334.60
CHECK	334.60

03/31/97 01 13:41 0001 3003

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0288515
IDENTIF. ↑ REFERENCE

97 MAR 31 PM 1:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1133281