This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

WARRANTY DEED

BOOK 10514 PG 243

Address new owner as:	Send tax bills to:	Map-Parcel
Robert D. Shemin	Same	Map 82-04
P.O. Box 128186		Par 206
Nashville, TN 37212-8186		

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Geraldine B. Davidson, a widow,, (the "Grantor") have this day bargained and sold, and do hereby transfer and convey to Robert D. Shemin, (the "Grantee"), his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Being Lot No. 17 on the Map of Thornby Place as of record in Book 332, page 3, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 17 fronts 50 feet on the southerly side of West Sharpe formerly Osage Avenue, and extends back between parallel lines 147 feet to an alley.
>
> Being the same property conveyed to Benjamin W. Davidson and wife, Geraldine B. Davidson, by deed from James Dennis Sterry and wife, Mary K. Sterry, of record in Deed Book 8181, page 493, Register's Office for Davidson County, Tennessee, said Benjamin W. Davidson having since died.

This is improved property known as 890 West Sharpe Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And I, the Grantor, covenant with said Grantee that I am lawfully seized and possessed of said land in fee simple; that I have a good right to convey it, and that the same is unencumbered, except as above stated and real property taxes for the year 1997, which have been prorated and assumed by the Grantee.

And I, the Grantor, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 20th day of June, 1997.

Geraldine Davidson
GERALDINE DAVIDSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 10514 PG 244

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Geraldine Davidson, the within named 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, at office, this 20th day of June, 1997.

DENNIS WHIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires NOV. 27, 1999

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $31,500.00.

AFFIANT

DENNIS WHIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 20th day of June, 1997.

NOTARY PUBLIC

My Commission Expires NOV. 27, 1999

0322113
IDENTIF. & REFERENCE

97 JUL -2 AM 9:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

9907 07/02 0101 03CHECK 125-55

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

RECEIVED OF _____

FOR _____

BOOK 10514 PG 245

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 31500.00
CON TX 116.55
PRFEE 1.00
WDEED 8.00
TOTAL 125.55
CHECK 125.55

07/02/97 01 09:30 0001 9907

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

032211 3
** IDENTIF. ↑ REFERENCE

97 JUL -2 AM 9:28

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1169689