# WARRANTY DEED

BOOK 10528 PG 791

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF July 19 97

Notary Public

MY COMMISSION EXPIRES: 4-27-2001
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
TAYLOR, PHILBIN, PIGUE, MARCHETTI, & BENNETT, PLLC, One Eleven Union Street, Nashville, TN 37201

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NUMBERS |
|---|---|---|
| Christopher A. Keen, married (NAME) | Christopher A. Keen (NAME) | 87-9-22 |
| 4656-4658 Forest Ridge Drive (ADDRESS) | 1008 Northview Drive (ADDRESS) | 4D-12829 |
| Hermitage, TN 37076 (CITY) (STATE) (ZIP) | Hendersonville, TN 37075 (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, Robert D. Shemin, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher A. Keen, married

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 Lot No. 219 on the Plan of Valley Grove Subdivision, Section 9, of record in Plat Book 5200, Page 605, 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, an unmarried person by deed from Jack Kemp, Secretary of Housing and Urban Development of record in Book 8290, Page 973, Register's Office for Davidson County, Tennessee. The said Robert D. Shemin having since married.

The above described property is not the primary residence of the Grantor.

This conveyance is subject to any and all existing restrictions and easements of record.

97 JUL 14 PM 3:17
DAVIDSON COUNTY

4349 07/14 0101 03CHECK 205.45

( ) unimproved ( X ) improved property, known as 4656-4658 Forest Ridge Drive, Hermitage, TN 37076
(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 3rd day of July 19 97

Robert D. Shemin, married

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10528 PG 792

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert D. Shemin, married

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 3rd day of July 19 97.

Commission expires 12-23-2001

Notary Public

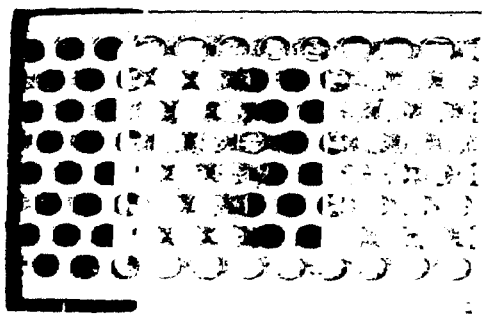
STATE OF TENNESSEE
COUNTY OF

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_____ .

My commission expires _____

Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 10528 PG 793

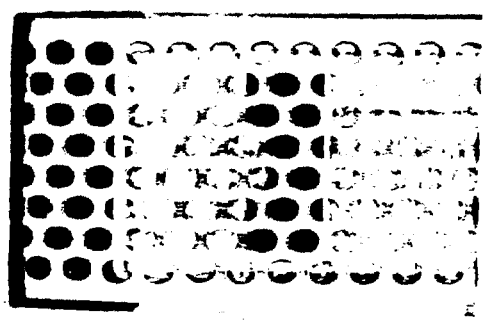
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CD TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAHT 58500.00
CON TX 216.45
PRFEE 1.00
WDEED 8.00
TOTAL 225.45
CHECK 225.45

07/14/97 01 15:18 0001 4349

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



0326280
IDENTIFICATION REFERENCE

97 JUL 14 PM 3:17
REGISTER
DAVIDSON COUNTY, TN

**No.** 1174086