0432822 39-B

PREPARED BY (AND RETURN TO): IDENTIF. & REFERENCE

WILKINS & IVEY
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98 MAY -4 AM 11:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (sk) Title No: 39806
Dav. Co. File: Box 8

BOOK 10912 PG 775

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Heidi L. Simmons Ajit Korgaokar 2958 Primrose Circle Nashville, TN 37212	SAME

TAX MAP-PARCEL NUMBERS: 117-03-060

1896 05/04 0101 03CHECK 582-13

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 154,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Omer L. Shedd and spouse, Tammy B. Shedd,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Heidi L. Simmons and spouse, Ajit Korgaokar,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being part of Lot No. 2 Block D on the Map of Belmont Terrace Annex No. 4 of record in Book 974, page 97, Register's Office for said County.

SAID part of Lot No. 2, Block "D" fronts 60.0 feet on the broken westerly margin of Primrose Circle and extends back 160 feet on the northerly line and 120.0 feet on the southerly line to a broken line in the rear, measuring 102.5 feet thereon.

BEING the same property conveyed to Omer L. Shedd and spouse, Tammy B. Shedd by deed from Jennifer A. Dasovich, a single person, of record in Book 9687, page 464, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 1998 and subsequent years; The Plan, with Owner's Certificate of record in Plat Book 974, page 97, said Register's Office which Plan shows a 30 foot minimum setback line from Primrose Circle and a 10 foot easement for public utility purposes along a portion of the broken rear line(s) of said lot; a permanent easement for the construction and maintenance of an electric power transmission line and underground sanitary sewer granted to the state of Tennessee Dept. of Transportation of record in Book 4761, page 822, said Register's Office described as follows: Beginning at the same point described above; thence north 29 degrees 10 minutes west 62.5 feet to a point; thence north 15 degrees 51 minutes east 40.0 feet to a point; thence south 73 degrees 39 minutes east 8.1 feet to a point; thence south 17 degrees 47 minutes east 100.9 feet to a point in the said south boundary; thence along the said south boundary north 80 degrees 58 minutes west 16.6 feet to the point of beginning and containing 2,147 square feet; Restrictions of record in Book 1174, page 492, and Book 1191, page 223.
This is improved property, known as: 2958 Primrose Circle, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

BOOK 10912 PG 776

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of April, 1998.

Omer L. Shedd **Tammy B. Shedd**

State of Tennessee
County of Davidson

On this 30th day of April, 1998, before me the undersigned authority, personally appeared **Omer L. Shedd** and **Tammy B. Shedd**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 154900.00

Affiant

Sworn and subscribed before me on the 30th day of April, 1998.

Notary Public

My Commission Expires: _____

PATRICIA KAY WILKINSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 5-23-98

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

RECEIVED OF _____

FOR _____

BOOK 10912 PG 777

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 154900.00
CON TX 573.13
PRFEE 1.00
WDEED 8.00
TOTAL 582.13
CHECK 582.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 05/04/98 01 1PM 0001 1896

0432822
IDENTIF. & REFERENCE

98 MAY -4 AM 11:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1287971