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PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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Nashville, Tennessee 37215-0157
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W & I Ref: (sk) Title No: 39803
Dav. Co. File: Box 8

98 MAY -4 PM 1:45

DAVIDSON COUNTY, TN.

0432921

IDENTIFICATION REFERENCE

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Omer L. Shedd Tammy B. Shedd 2725 West Linden Ave Nashville, TN 37212	First American National Bank P.O. Box 290396 Nashville, TN 37237

TAX MAP-PARCEL NUMBERS: 104-15-274

WARRANTY DEED

1999 05/04 0101 03CHECK 728-95

FOR AND IN CONSIDERATION of the sum of **$ 193,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David Charles Heusinkveld and Regan Ann Logan, husband and wife, and Karen E. Heusinkveld as surviving tenant by the entirety,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Omer L. Shedd and spouse, Tammy B. Shedd,** 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 Lot No. 3 on the Map of E.C. Scruggs Subdivision of Lot No. 33 in Belair of record in Plat Book 547, page 143, said Register's Office.

SAID Lot No. 3 fronts 50 feet on the southerly margin of West Linden formerly Sunset Avenue and extends back between parallel lines 150 feet to a dead line in the rear, measuring 50 feet thereon.

BEING the same property conveyed to David Charles Heusinkveld and Regan Ann Logan and Robert Stanley Heusinkveld and spouse, Karen E. Heusinkveld, by deed from David M. Presley and wife, Marci B. Presley, of record in Book 8990, page 524, said Register's Office. The said Robert Stanley Heusinkveld has since died

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 547, Page 143, said Register's Office; and Joint Driveway Easement Agreement of record in Book 7500, page 790, said Register's Office.

This instrument is executed on behalf of Karen E. Heusinkveld by David Charles Heusinkveld as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 2725 West Linden Ave, 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.

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.

David Charles Heusinkveld

Regan Ann Logan

Karen E. Heusinkveld, By: David Charles Heusinkveld, Atty-In-Fact

State of Tennessee
County of Davidson

On this 30th day of April, 1998, before me the undersigned authority, personally appeared **David Charles Heusinkveld and Regan Ann Logan**, 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. 5-28-200

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: $ 193500.00

Affiant

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

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-200

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 **David Charles Heusinkveld**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Karen E. Heusinkveld**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of April, 1998.

Notary Public

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

My Commission Expires:_____

EXHIBIT "A"
To
WARRANTY DEED

FROM: David Charles Heusinkveld ,Regan Ann Logan, and Karen E. Heusinkveld

TO: Omer L. Shedd and Tammy B. Shedd

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.
2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.
3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

David Charles Heusinkveld, Affiant

Sworn to and subscribed before me this 30th day of April, 1998.

Notary Public

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

My Commission Expires:_____

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 193500.00
CON TX 715.95
PRFEE 1.00
MTEED 12.00
TOTAL 728.95

CHECK 728.95
05/04/98 01 13:48 0001 1999

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

043921
IDENTIF. # REFERENCE

98 MAY -4 PM 1:45

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1288072