BOOK 10960 PG 667

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th day of May, 1998.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV. 25, 2000 (AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Phebe Jessica Ramer	SouthTrust Mortgage Corporation	150-14-A-20.00
(NAME)	(NAME)	
4061 Calumet Drive	210 Wildwood Parkway	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham, AL 35209	
(CITY) (STATE) (ZIP)	(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, **JOHN A. SHIMKUS AND WIFE, JOSEPHINE K. DI BERNARDO AND ERVIN L. SHIMKUS AND WIFE, SHARON M. SHIMKUS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PHEBE JESSICA RAMER** , 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, TN, BEING Lot No. 20 on the Plan of Calumet, Phase One, of record in Book 6900, Page 649, amended in Book 6900, Page 673, said Register's Office for Davidson County, TN, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to John A. Shimkus and wife, Josephine K. Di Bernardo and Ervin L. Shimkus and wife, Sharon M. Shimkus by deed from Steven P. Culp and wife, Paula Culp, of record in Book 10180, Page 18, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4061 Calumet Drive, Antioch, TN 37013

(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 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/our hand(s) this 29th day of May, 1998.

Ervin L. Shimkus by Robert Valentino, Attorney in Fact

John A. Shimkus by Robert Valentino, Attorney in Fact

Sharon M. Shimkus by Robert Valentino, Attorney in Fact

Josephine K. Di Bernardo by Robert Valentino, Attorney in Fact

5620 06/03 0101 03CHECK 408.60

0445723
IDENTIFICATION REFERENCE
98 JUN -3 PM 3:44

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10960 PG 668

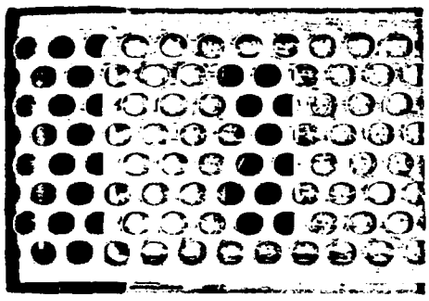
Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Robert Valentino, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of John A. Shimkus and wife, Josephine K. Di Bernardo and Ervin L. Shimkus and wife, Sharon M. Shimkus, and acknowledged that they executed the same by Power of Attorney, as the free act and deed of said John A. Shimkus and wife, Josephine K. Di Bernardo and Ervin L. Shimkus and wife, Sharon M. Shimkus. WITNESS my hand and Notarial Seal this May 29, 1998.

Dana Summarell
Notary Public

My Commission Expires

DANA SUMMARELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2000



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

RECEIVED OF _____

FOR _____

BOOK 10960 PG 669

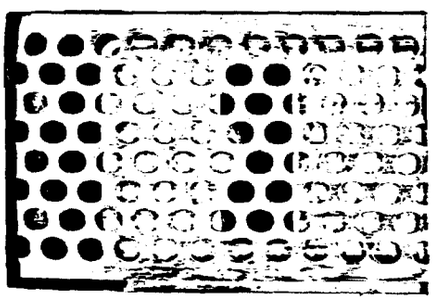
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	108000.00
			CON TX	399.60
			PRFEE	1.00
			[illegible]	8.00
			TOTAL	408.60
			CHECK	408.60
06/03/98	01	15:46	0001	5620

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 JUN -3 PM 3:44

0445723
IDENTIFYING REFERENCE



No. 1301529