Brx4
T735

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $43,500.00

Subscribed and sworn to before me, this 31st day of December, 1998.

My Commission Expires:

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY FIRST TITLE CORPORATION 1161 MURFREESBORO ROAD SUITE 324 NASHVILLE, TN 37217	
ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: TRACY NEAL MCCARLEY	NAME: TRACY NEAL MCCARLEY
STREET ADDRESS: 1118 CHESTER AVENUE	STREET ADDRESS: 906 BOSCOBEL STREET
CITY: NASHVILLE STATE: TN	CITY: NASHVILLE STATE: TN
ZIP CODE: 37026 MAP & PARCEL NO. 72-14-82	ZIP CODE: 37206

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, RANDY SHEMIN, A MARRIED MAN,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO TRACY NEAL MCCARLEY, UNMARRIED,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Chesterfield Place as of record in Plat Book 332, Page 147, said Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Randy Shemin herein by deed from Jack L. Cook dated October 23, 1998, and recorded November 6, 1998, in Book 11193, Page 716, Registers Office for Davidson County, Tennessee.

THIS PROPERTY HAS BEEN USED AS INVESTMENT PROPERTY ONLY BY RANDY SHEMIN. AT NO TIME WAS THIS PROPERTY OWNER-OCCUPIED.

THIS IS IMPROVED PROPERTY KNOWN AS: 1118 CHESTER AVENUE, NASHVILLE, TENNESSEE 37206

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 OUR HANDS THIS 31ST DAY OF DECEMBER, 1998.

RANDY SHEMIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of December, 1998, before me personally appeared RANDY SHEMIN AND WIFE, ^ SHEMIN to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

My Commission Expires:

Notary Public

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WARRANTY DEED

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8722 01/05 0101 03CHECK 171.95

05329.48

IDENTIF. & REFERENCE

99 JAN -5 AM 11:45

BILL GARRETT, REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11282 PAGE 711

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

CAMT	43500.00
CON TX	160.95
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	171.95
CHECK	171.95

01/05/99 01 11:43 0001 8722

053294B
IDENTIF. & REFEREN

99 JAN -5 AM 11:45

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1408114