Book 61

T-7808

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $48,490.13

Subscribed and sworn to before me, this 2nd day of April, 1999.

BOOK 11416 PG. 735

My Commission Expires:

November 21, 2001

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: BEN BENSHOFF, MARRIED	NAME: SAME
STREET ADDRESS: 3950 JARMAN HOLLOW	STREET ADDRESS:
CITY: PALMYRA STATE: TN	CITY: STATE:
ZIP CODE: 37142 MAP & PARCEL NO. 91-2-313	ZIP CODE:

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, LILLIAN SHEMIN,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO BEN BENSHOFF, A MARRIED MAN,

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 lots No. 1413 and 1415 of Block No. 50, Plan No. 2, West Nashville, as of record in Plat Book 57, Page 172, said Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Lillian F. Shemin and spouse if any, herein by deed of Jack L. Cook, dated October 23, 1998, and recorded November 6, 1998, in Book 11193, page 715, Registers Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 5506 CALIFORNIA AVENUE, NASHVILLE, TN 37209

THIS PROPERTY IS INTENDED TO BE USED SOLELY AS INVESTMENT OR RENTAL PROPERTY AND NOT AS THE PRIMARY RESIDENCE OF THE GRANTEE.

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.

LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 2ND DAY OF APRIL, 1999.

BOOK 11416 PG. 736

Lillian Shemin by attorney in fact Randy Shemin
LILLIAN SHEMIN BY ATTORNEY-IN-FACT
RANDY SHEMIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 2nd day of April, 1999, before me personally appeared RANDY SHEMIN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Lillian Shemin as her attorney-in-fact and acknowledged that he executed the same as the free act and deed of said Lillian Shemin.

Witness my hand and official seal.

My Commission Expires:

Notary Public

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WARRANTY DEED

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99 APR 6 AM 11:00

056983 4

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11416 PG. 737

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

0569834

99 APR -6 AM 10:59

LEGIBILITY OF WRITING, TYPING O
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1446809