WARRANTY DEED

RECORD AND RETURN TO:
SATURN & MAZER TITLE SERVICES, INC.
File Box "7"
SP37985

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June 99

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON COUNTY, TENN. AT LARGE

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN P. STREET	**FT Mortgage Companies DBA First Tennessee Mortgage Company, Inc.**	MAP 091-02
(NAME)	(NAME)	
6012 Louisiana Avenue	**P.O. Box 146**	PARCEL 232
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Memphis, TN 38101**	FB #12w-20435
(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, MICHAEL D. SHMERLING, LLC, A TN LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN P. STREET, **UNMARRIED**

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, Tennessee, being Lot No. 13, Block 9, on the Plan of Cherokee Park Subdivision, of record in Book 161, Page 75, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Michael S. Shmerling & Co., LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Rami Weismark, of record in Book 11063, Page 931, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of Michael D. Shmerling, pursuant to a Power of Attorney executed by same on the 22nd day of June, 1999, and being filed for record simultaneously herewith.

617B 06/30 0101 03CHECK 201.55

unimproved ( )
This is improved (X) property, known as 6012 Louisiana Avenue, Nashville, TN 37209
(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 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 my hand this 29th day of June 1999

MICHAEL D. SHMERLING, LLC, A TN LIMITED LIABILITY COMPANY

By: Michael D Shmerling

Michael D. Shmerling, Chief Manager

By:

Rami Weismark, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon_____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, he undersigned, a Notary Public within and for the State and County aforesaid, personally appeared RAMI WEISMARK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), on behalf of MICHAEL D. SHMERLING & CO., LLC, the within named bargainor, a Tennessee limited liability company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Michael D. Shmerling, as Chief Manager, by himself as such attorney-in-fact.

WITNESS my hand and official seal at office at NASHVILLE Tennessee, this 29th day of June, 1999.

_____
Notary Public

My Commission Expires: 5/28/2003

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN

0605833
IDENTIF. & REFERENCE
99 JUN 30 AM 10:38
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11556 PAGE 85

0605833

IDENTIF. ↑ REFERENCE

99 JUN 30 AM 10:38

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	51500.00
CON TX	150.55
PRFEE	1.00
MTGTX	8.00
CFEE	2.00
TOTAL	201.55
CHECK	201.55

06/30/99 01 10:44 0001 6178

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1484641