BOOK 11697 PAGE 590
FILE BOX 19B

oc-9-10-Q

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 340,000.00

John Alexander
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
7th DAY OF October 19 99

Notary Public

MY COMMISSION EXPIRES May 28, 2003
(AFFIX SEAL)

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
MICHAEL D. SHMERLING	"NEW OWNER"	MAP 092-12
(NAME)	(NAME)	
1900 Church St., Ste. 400		PARCEL 267
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		F.B.#: 09W-01915
(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, GERALD HEMMER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL D. SHMERLING & CO., L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY

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:

BEING a tract of land lying in the 21st councilmanic district of Davidson County, Tennessee, and being Parcel 267 of Tax Map 92-12, said tract also being part of Lot 259 on the Plan of Boyd Home Tract, as of record in Book 21, Page 39, Register's Office for Davidson County, Tennessee, the said owner of record being Gerald Hemmer, as of record in Book 9898, Page 37, Register's Office for Davidson County, Tennessee and being further described according to a survey by Michael R. Williams, Tennessee Registered Land Surveyor No. 1906, dated October 4, 1999, as follows:

BEGINNING at a P.K. Nail found in the southerly right of way line of State Street, said nail being located 100 feet west of the most westerly right of way line of 19th Avenue North, said nail being the northwest corner of the Michael D. Shmerling & Co., L.L.C., as of record in Book 11133, Page 342, Register's Office for Davidson County, Tennessee;

THENCE, with the said Shmerling property, South 30 deg. 28' 23" E, 171.66 feet to a P.K. Nail set, said nail being in the northerly right of way line of Alley No. 378;

THENCE, with said alley, South 59 deg. 15' 00" W, 50.00 feet to an iron pin found, said iron pin being the southeasterly corner of the EHK Partners

CONTINUED

This is improved (X) unimproved ( ) property, known as 1905 State Street, Nashville, TN 37203
(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 7th day of October 1999

GERALD HEMMER

DCTN: 1WC

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 GERALD HEMMER

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 7th day of October 19 99.

Commission expires May 28, 2003

Notary Public

LEGAL DESCRIPTION CONTINUATION

property as of record in Book 8059, Page 856, Register's Office for Davidson County, Tennessee;

THENCE, leaving the said alley and with the said EHK Partners property, North 30 deg. 28' 16" W, 171.66 feet to a P.K. Nail set in the said southerly right of way line of State Street;

THENCE, with the said right of way line, N 59 deg. 15' 00" E, 50.00 feet to the point of beginning.

BEING the same property conveyed to Gerald Hemmer, by Deed from Rudy Mariutto and Tony Bertoli, of record in Book 9898, Page 37, 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 is Commercial property and IS NOT now nor ever has been the principal place of residence of the Grantor herein.

STATE OF TENNESSEE
DAVIDSON COUNTY
FILED
OCT 11 PM 2:32
REGISTER'S OFFICE
0061515

DCTN01WC

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	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

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06 15159

98 OCT 11 PM 12:32

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1526198