THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 10/26/00 15:32 2pgs
Fees:11.00 Taxes:185.00

20001026-0106363

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***50,000.00.

Affiant

Subscribed and sworn to before me this 24th day of October, 2000.

Notary Public

My Commission Expires: 9-29-01

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
INVERNESS GROUP, INC. 1202 Boscobel Street Nashville, Tennessee 37206	Inverness Group, Inc. 1347 Caroline Circle Franklin, Tennessee 37064	MAP 83-13 PARCEL 184

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY THOUSAND AND 00/100 ($***50,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee the receipt of which is hereby acknowledged, I, ROBERT D. SHEMIN, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto INVERNESS GROUP, INC., a Tennessee corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 167 on the Plan of East Edgefield of record in Book 21, page 147, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Robert D. Shemin by deed from Aaron Hetrick and wife, Julija Petrova, of record in Book 11022, page 261, Register's Office for Davidson County, Tennessee.

PATRICIA SHEMIN, spouse of Robert D. Shemin, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 1202 Boscobel Street, Nashville, Tennessee 3l7206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever.

GRANTOR COVENANTS with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of East Edgefield of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 24th day of October, 2000.

ROBERT D. SHEMIN

PATRICIA SHEMIN

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 ROBERT D. SHEMIN and PATRICIA SHEMIN, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of October, 2000.

Notary Public

My Commission Expires: 9/24/01

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN