STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $59,900.00.

Subscribed and sworn to before me, this 21ST day of FEBRUARY, 2001.

J. NICOLE HUGHES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1-25-05

Affiant

Notary Public

My Commission Expires: 1/25/05

WARRANTY DEED

N09615

THIS INSTRUMENT WAS PREPARED BY
FIRST NATIONAL FINANCIAL TITLE SERVICES, INC.
15 CENTURY BOULEVARD
SUITE 101
NASHVILLE, TN 37214

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
KEVIN S. MACHON AND WIFE, CARMELLA R. MACHON 2332 CARTER AVENUE NASHVILLE, TN 37206 MAP & PARCEL NO. 083-13-0/140.00	SAME

Davidson County DEEDWARR
Recvd: 02/23/01 13:27 2pgs
Fees:11.00 Taxes:221.63
20010223-0017187

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,

ROBERT D. SHEMIN, UNMARRIED,

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

KEVIN S. MACHON AND WIFE, CARMELLA R. MACHON,

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:

A CERTAIN TRACT or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 122 on the Plan of Eat Edgefield, as of record in Book 21, Page 147, Register's Office for Davidson County.

Said Lot No. 122 fronts 50 feet on the south side of Lillian Street, formerly Walnut Street, and extends back between parallel lines 170 feet to an alley.

Being a portion of the same property conveyed unto Robert D. Shemin, by Quitclaim Deed from Hola, LLC, dated February 20, 2001, recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee. See also Book 9048, Page 397 and Book 10332, Page 67, of the same Office.

THIS IS IMPROVED PROPERTY KNOWN AS: 1222 LILLIAN STREET, NASHVILLE, TN 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 MY HAND THIS 21ST DAY OF FEBRUARY, 2001.

ROBERT D. SHEMIN

STATE OF TENNESSEE
COUNTY OF DAVISON

On this 21ST day of FEBRUARY, 2001, before me personally appeared ROBERT D. SHEMIN, UNMARRIED, to me known to be the person 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 HIS free act and deed.

Witness my hand and official seal.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

My Commission Expires 1-25-03

Notary Public

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WARRANTY DEED

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