Davidson County DEEDWARR
Recvd: 07/06/01 09:27 3pgs
Fees:18.00 Taxes:166.50
20010706-0072143

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Jay R. Wilfong	New Owner	
940 Allen Road		Map 72-14
Nashville, TN 37214		Parcel 247.00

This instrument prepared by: Robert J. Notestine, III, Attorney, 26b
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.
10733

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Robert D. Shemin, an unmarried person (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Jay R. Wilfong, an unmarried person (the "Grantee"), his heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in the 11th, formerly the 18th Civil District of Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Cahal Avenue 104 3/4 feet westerly from the westerly margin of Northview Avenue; thence north 1 ½ east and parallel to Northview Avenue 200 feet to a point 73 ½ feet south of the southerly line of Lot No. 1 in Coggins's First Addition, as of record in Book 421, page 33, Register's Office for said County, thence westerly parallel with same 50 feet to the westerly line of the lot conveyed to Sam A. High, by deed of record in Book 417, page 277, said Register's Office; thence with the easterly line of this property, south 1 ½ degrees West 200 feet to the northerly margin of Cahal Avenue; thence westerly with same, 50 feet to the beginning.

Being the same property conveyed to Robert D. Shemin by Special Warranty Deed from American General Finance, Inc. of record in Book 9937, page 318, said Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This instrument is being executed in behalf of Robert D. Shemin pursuant to a Power of Attorney executed by him and being filed for record simultaneously herewith.

This conveyance is subject to the following:

1. Taxes for the year 2001 and subsequent years.
2. Plan of record in Plat Book 421, page 33, said Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contained in Book 421, page 33, said Register's Office for Davidson County, Tennessee.
4. Easement of record in Book 421, page 33, said Register's Office for Davidson County, Tennessee.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $45,000.00.
[
[**Affiant**
[Subscribed and sworn to before me this
[26th day of June, 2001.
[
[My Commission Expires 2-9-03 **Notary Public**

E AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor 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 set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 26th day of June, 2001.

Robert D. Shemin
by: Robert J. Notestine, III, Attorney in Fact

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 J. Notestine, III**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument on behalf of Robert D. Shemin and who acknowledged that she executed the same as the free act and deed of said Robert D. Shemin.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of June, 2001.

NOTARY PUBLIC

My Commission Expires: 2-19-03