PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 09/04/01 13:38 2pgs
Fees:13.00 Taxes:1104.45
20010904-0095336

W & I Ref: (st) Title No: 42808
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Virginia F. Degerberg George N. Degerberg 1700 Cedar Lane Nashville, TN 37212	Suntrust Bank 201 Fourth Ave. N/7th Floor Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 117-04-245

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 298,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patricia A. Shemin, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Virginia F. Degerberg and spouse George N. Degerberg** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Belmont Terrace of record in Book 421, Page 101 described as follows:

Beginning on the northerly margin of Cedar Lane, at the corner of Lots Nos. 85 and 86; thence northerly with the line between said two lots, 160.0 feet to the southerly margin of an alley; thence with the southerly margin of said alley, eastwardly 63.7 feet to the westerly margin of Oakland Avenue; thence with the westerly margin of said Avenue, southerly 139.2 feet to the beginning of a curve; thence around said curve, 32.2 feet to the northerly margin of Cedar Lane; thence with the northerly margin of said Lane, westerly 49.3 feet to the beginning.

Being the same property conveyed to Robert D. Shemin Patricia A. Shemin by deed from Robert H. Fenstermaker and wife, G. Mylinda Fenstermaker of record in Book 10571, Page 255, Register's Office for Davidson County, Tennessee. The said Robert Dale Shemin and Patricia Angelica Shemin have since divorced by Final Decree of Divorce, Docket No. 00D-2655 in the Second Circuit Court for Davidson County, Tennessee. By Quitclaim Deed recorded in Doc No. 20010904-0095335, Register's Office for Davidson County, TN, herewith, Robert D. Shemin conveyed his interest in subject property to Patricia A. Shemin.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2001, and subsequent years; All matters shown on The Plan, with Owner's Certificate, of record in Plat Book 421, Page 101, said Register's Office; Issuance of a plumbing permit by the Metropolitan Government of Nashville and Davidson County, Tennessee, for electrical service for a detached structure on property located at 1700 Belmont Terrace, of record in Book 11657, Page 850, said Register's Office.

This is improved property, known as: 1700 Cedar Lane, Nashville, TN 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of August, 2001.

Patricia A. Shemin

State of Tennessee
County of Davidson

On this 22nd day of August, 2001, before me the undersigned authority, personally appeared **Patricia A. Shemin**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 7/26/2003

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 298,500.00

Affiant

Sworn and subscribed before me on the 22nd day of August, 2001.

Notary Public

My Commission Expires: SALLY C. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JAN. 31, 2004