FILE BOX "7"

Davidson County DEEDWARR
Recvd: 01/17/08 14:45 2 pgs
Fees:13.00 Taxes:44.40

20080117-0005604

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45589

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of January, 2008

Notary Public

MY COMMISSION EXPIRES: APRIL 7 2011

BERNARDO GUTIERREZ
Notary Public - State of Florida
My Commission Expires Apr 7, 2011
Commission # DD 622281

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John D. Denton	SAME AS NEW OWNER	70-7-13
923 Fatherland Street		13DA 13175
Nashville, TN, 37206		

FOR AND IN 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, I/WE,

Robert Dale Shemin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John D. Denton

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:

LAND in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being part of Lot No. 17 on the map showing the subdivision of J. A. Spurlock Lands, not of record, described as follows:

BEGINNING at a stake the southerly margin of West Trinity Lane, formerly Young's Lane, 766.6 feet west of the intersection of said Lane with the center line of Buena Vista Pike, being the northwest corner of that part of said Lot No. 17 conveyed to Garland R. Allen and wife, by deed from George R. Allen and wife, of record in Book 1854, Page 35, said Register's Office; thence with the southerly margin of said Lane S 69 degrees 30' W, 123.6 feet; thence with a fence S22 degrees, E, 532 feet to an iron pin at the southwest corner of that part of said Lot No. 17 conveyed to L. B. Allen by deed from Mai Shaw, of record in Book 2746, Page 557, said Register's Office; thence with said L. B. Allen and George R. Allen's western boundary lines, N22 degrees W, 531.5 feet to the beginning.

INCLUDED IN THIS DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM is that property conveyed to Metropolitan Government for Nashville/Davidson County, Tennessee, containing 0.003 acres, more or less, of record in Book 8268, Page 807, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Robert Dale Shemin by Quitclaim Deed from Hola, LLC, of record in Instrument Number 20001211-0121996, Register's Office for Davidson County, Tennessee and being the same property conveyed to Hola LLC by Quitclaim Deed from Robert Dale Shemin of record in Book 10332, Page 52, Register's Office for Davidson County, Tennessee and being the same property conveyed to Harold Reeves, Trustee, with full power to mortgage, sell and convey without the joinder of any beneficiary, by deed from First American National Bank of record in Book 9612, Page 409, Register's Office for Davidson County, Tennessee.

THIS IS INVESTMENT PROPERTY AND NOT THE RESIDENCE OF GRANTOR NOR ANY SPOUSE OF HIS.

Unimproved ( )
This is improved (X) property known as 1018 W. Trinity Lane, Nashville, TN 37207

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/our____ hand(s)_____this _____ day of January, 2008

ROBERT DALE SHEMIN

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Robert Dale Shemin, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Miami, Florida, this ___13___ day of January, 2008

Notary Public

My Commission Expires: APRIL 7 2011

BERNARD GUTIERREZ
Notary Public - State of Florida
My Commission Expires Apr 7, 2011
Commission # DD 622781