STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF February, 2008.

Notary Public
MY COMMISSION EXPIRES: 1/6/2011
File No. G8-4972D

DANA P. MASON NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 03/07/08 11:10 2 pgs
Fees:13.00 Taxes:223.85
20080307-0023190

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
David S. Engstrom, a married man (NAME)	Access National Mortgage (NAME)	83-13-144
1230 Lillian Street (STREET ADDRESS	1800 Robert Fulton Drive Suite 350 (STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Reston, VA 20191 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Robert Shemin, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David S. Engstrom, a married man,** 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 Davidson County, Tennessee, being the easterly 41 feet of Lot No. 118 on the plan of EAST EDGEFIELD, as shown by plat of record in Plat Book 21, Page 147, (117 in prior deed) in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said part of Lot 118 fronts 41 feet on the south side of Lillian Avenue and runs back between parallel lines 170 feet to the northerly line of an alley.

BEING the same property conveyed to Robert Shemin from Rochelle Shemin, by Quit Claim Deed dated December 29, 2003, as Instrument No. 200401020000475, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2007 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Robert Shemin is signed by his duly appointed Attorney-in-fact Melissa Keele, pursuant to the Power of Attorney recorded as Instrument #200802250017886, said Register's Office.

This is improved property, known as 1230 Lillian Street, Nashville, TN 37206.

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. Whenever 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 29th day of February, 2008.

ROBERT SHEMIN

By: Robert Shemin by
Melisa Keele, Attorney-in-fact
Melissa Dale PoA

February 29, 2008
Date

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 , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of February, 2008.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Melisa Keele, Attorney-in-fact, for Robert Shemin, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of February, 2008.

My Commission Expires: 6/2/08

_____
Notary Public

BRIAN L. SMITH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066