FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,150.00

James Lee Shelton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April 1968.

Notary Public

MY COMMISSION EXPIRES: April 26, 1971

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

J. J. Foley, Jr., Attorney (NAME) 105 Stahlman Building Nashville, Tennessee (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Lee Shelton (NAME)	Murphree Mortgage Company (NAME)	Map 59-13
3101 Hummingbird Drive (STREET ADDRESS OR ROUTE NUMBER)	226 3rd Avenue North (STREET ADDRESS)	Par. 99
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	Pal

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, WE, Charles R. Gardner and wife, Rebecca L. Gardner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Lee Shelton and wife, Rosie Lee Shelton

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 Lot No. 211 on the Map of Treppard Heights Subdivision, as of record in Book 2663, pages 64 and 65, Register's Office for said County.

SAID Lot No. 211 begins at a point in the southerly margin of Hummingbird Drive, the common front corner of Lots Nos. 211 and 179; thence south 168.5 feet to a point, the common rear corner of Lots Nos. 211 and 210; thence east 197.9 feet to a point in the westerly margin of Flicker Drive, the common front corner of Lots Nos. 211 and 210; thence north along said margin 140 feet to a point, the beginning of a curve to the left; thence 39.27 feet around said curve, having a radius of 25 feet to a point in the southerly margin of Hummingbird Drive; thence west along said margin 140.5 feet to the point of beginning.

BEING the same property conveyed to Charles R. Gardner and wife, Rebecca L. Gardner, by deed from Robert G. O'Connor and A. E. Krantz, of record in Book 2928, page 213, Register's Office for Davidson County, Tennessee.

This is { unimproved / improved } property, known as 3101 (House Number) Hummingbird Drive (Street) Nashville, Tennessee (P. O. Address) (City or Town) (Postal Zip)

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 our hands this 5th day of April, 1968

Charles R Gardner

Rebecca L Gardner

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, O. Cleo Smith, a Notary Public in and for said County and State, the within named Charles R. Gardner and wife, Rebecca L. Gardner

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of April 19 68

Commission expires April 26, 1971

O. Cleo Smith
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Charles R. Gardner and wife,
Rebecca L. Gardner

TO
James Lee Shelton and wife,
Rosie Lee Shelton

11983

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 8 2 06 PM '68

NET 115.36
RECORDING FEE 1.50
DEP. REG. R

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Mail to James Lee Shelton
2201 Georgia Ave
Nashville Tenn

STATE TAX $ 41.86
PROBATE .50
TOTAL $ 42.36

APR 8 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.