New Owner:
T. H. Bissinger
Ned Shelton Road
Una, Tennessee

Send Tax Notices:
Same

Map 135
2nd Civil District

BOOK 1407 PAGE 728 Par. 187

THIS INSTRUMENT WAS PREPARED BY:
PERCY WILKINS JR., ATTORNEY
833 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, BERNARD D. SHELTON, JOHN THOMAS SHELTON, HUGH SHELTON, JAMES SHELTON and LOIS THOMASON SHELTON, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto T. H. BISSINGER and wife, SARAH BISSINGER , 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 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, being parts of Lots Nos. 9 and 10 on the Plan of the Lands of M. Dennison, deceased, as of record in Book 161 at page 41, Register's Office for said County, described together in part according to a survey made by Dorris E. Bonner, January 14, 1960, as follows:

BEGINNING at a point in the center of Ned Shelton Road, formerly Steele Road, said point being the most northerly southeast corner of the property conveyed to Orville McClendon and wife, by deed from E. D. Shelton of record in Book 3027, page 451, said Register's Office; thence with said McClendon's southeast line and passing through an iron pin on the westerly margin of said Road, south 58° west 249.8 feet to an iron pin; thence with the same south 67° west 315.4 feet to an iron pin at an inner corner of said McClendon's property; thence with the northeasterly line of said McClendon's property, south 21° east 470.5 feet to an iron pin in the southerly line of said Lot No. 10, said iron pin being also located at said McClendon's most southerly southeast corner; thence along the southerly line of said Lot No. 10, north 89° 30' east to a stake at the most southerly common corner of Lots 8 and 10 on the said Plan of the Lands of M. Dennison, deceased, said stake being the most westerly southwest corner of the property conveyed to Robert C. Freeman and wife, by deed from E. D. Shelton and wife, of record in Book 2033, page 498, said Register's Office; thence along the line between said Lot Nos. 8 and 10 and continuing along the line between said Lots No. 8 and 9, being said Freeman's westerly line, north 33° west 32.80 poles and north 6° west as many as 12 poles and possibly north 48° east to but no further than the center of Ned Shelton Road; thence northerly along the center of Ned Shelton Road along a curve to the right, to the point of beginning.

BEING a portion of that certain property conveyed to E. D. Shelton by two deeds, one from Mrs. Annie Penuel of record in Book 1264, page 72 in the Register's Office for said County and the other from Mary Mills Shelton of record in Book 1339, page 339, in said Register's Office. The said E. D. Shelton has since died and his estate was administered by the Probate Court for Davidson County, Tennessee under Docket # 40857, the Grantors herein being the widow and all of the heirs at law of said E. D. Shelton, also known as Edward Douglas Shelton.

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 26th day of March, 1970.

Bernard D. Shelton
Bernard D. Shelton

John Thomas Shelton
John Thomas Shelton

Hugh Shelton
Hugh Shelton

James Shelton
James Shelton

Lois Thomason Shelton
Lois Thomason Shelton

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 BERNARD D. SHELTON, JOHN THOMAS SHELTON, JAMES SHELTON and ~~XXXXXXXXXXXXXXXXXX~~ LOIS THOMASON SHELTON, the bargainors, 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 31st day of March, 1970.

Dorothy W. Ladd
Notary Public

My Commission Expires: 7-31-73

STATE OF TENNESSEE
COUNTY OF HAMILTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HUGH SHELTON, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Chattanooga, Tennessee, this 31st day of March 1970.

Frances Pate
Notary Public

My Commission Expires: 10-7-73

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 15,800.00.

T. H. Bissinger
Affiant

Subscribed and sworn to before me this the 31st day of March 1970.

Rue Wilkes
Notary Public

My Commission Expires: 12-12-72

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4407 PAGE 730

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LOIS THOMASON SHELTON, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 1970.

Dorothy G. Pate
Notary Public

My Commission Expires: 7-31-73

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 BERNARD D. SHELTON, JOHN THOMAS SHELTON, JAMES SHELTON, the bargainors, 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 31st day of March, 1970.

Peggy Wilkins
Notary Public

My Commission Expires: 12-12-72

MAR 31 70	CONV	15,800.00				
MAR 31 70	S'TAX		A*	41.08		
MAR 31 70	PR'FEE		A*	.50		
MAR 31 70	W'DFED		A*	6.00	*	47.58

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IDENTIF. REFERENCE

MAR 31 3 17 PH '70

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

PERCY WILKINS JR.
ATTORNEY AT LAW
633 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201