BOOK 4519 PAGE 481

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July 1971.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires FEB. 12, 1975

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

J. J. Foley, Jr., Attorney, 105 Stahlman Building, Nashville, Tennessee 37201

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John F. Shelton, et ux (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	Map 80-4
1701 South Hamilton Road (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Par. 67
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (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 HEREBY ACKNOWLEDGED, WE, Morris Kraft and Calvin A. Buchman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John F. Shelton and wife, Mary B. 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 part of Lot No. 15 of Block 2 on the Plan showing G. T. Sheegog's Subdivision of Bordeaux, as of record in Book 421, page 191, Register's Office for said County, described as follows from a copy of a survey by Cummings and Cummings, Engineers, dated June 18, 1971:

BEGINNING with an iron pin at the northeast corner of South Hamilton Road and Hydes Ferry Road; thence with the easterly margin of Hydes Ferry Road, North 31°10' West 161.53 feet to an iron pin; thence, North 40° 28' 30" East 29.04 feet to an iron pin; thence South 52° 23' East 165.63 feet to an iron pin in the northwest margin of South Hamilton Road; thence South 48° 18' West 89.0 feet to the point of beginning.

BEING the same property conveyed to Morris Kraft and Calvin A. Buchman, by deed from Louise Jones Resha, a widow, of record in Book 3880, page 566, Register's Office for Davidson County, Tennessee.

Co	15,450.00	
ST	40.04	
PF	.50	
WD	4.00	44.54

This is improved (X) unimproved ( ) property, known as 1701 South Hamilton Road, Nashville, Tennessee
(House Number) (Street) (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 hand s this 2nd day of July, 1971

Morris Kraft

Calvin A. Buchman

STATE OF TENNESSEE
Davidson County

BOOK 4519 PAGE 482

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Morris Kraft and Calvin A. Buchman

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 2nd day of July, 19 71

Commission expires Commission Expires FEB. 12, 1975

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
MORRIS KRAFT, AND CALVIN A. BUCHMAN

TO
JOHN F. SHELTON, ET UX

B 22613

IDENTIF. REFERENCE

JUL 13 10 38 AM '71

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Return to:
1020 Stahlman Bldg.
Nashville, Tennessee