Prepared by J. L. Schulman, Atty
Amer. Trust Bldg
Nash. Tenn

WARRANTY DEED

Address New Owner (s) As Follows:	Send Tax Bills To:	Map-Parcel No.
Anne Michelle Shelton	Same	Map 96-13
Nashville, Tennessee	Same	Par 55
		3D-20870

BOOK 4649 PAGE 562

WHEREAS, by deed of record in Book 4570, page 429, Register's Office for Davidson County, Tennessee, the property described therein was conveyed to Henry E. Posey, and

WHEREAS, the title to said property was held by the said Henry E. Posey for the benefit of his daughter, Anne Michelle Shelton, and

WHEREAS, the said Henry E. Posey died intestate in Nashville, Davidson County, Tennessee, on October 2, 1972, leaving as his only heirs at law, Anne Michelle Shelton, Linda S. Wade and Michael E. Posey, and the said heirs desire to convey said property to its real owner, the said Anne Michelle Shelton.

THEREFORE, IN CONSIDERATION OF THE PREMISES, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said LINDA S. WADE, MICHAEL E. POSEY and ANNE MICHELLE SHELTON, have bargained and sold and by these presents, do transfer, and convey unto the said ANNE MICHELLE SHELTON, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being lot No. 73 on the Plan of Perry Heights Subdivision, as of record in Book 2900, page 18, Register's Office for said County.

Said lot No. 73 fronts 73.5 feet on the south side of Nodyne Drive and runs back 155.0 feet on the east line and 163.2 feet on the west line, to a dead line in the rear on which it measures 92.5 feet.

Being the same property conveyed to Henry E. Posey, by deed from Leonard V. Long and wife, Minnie A. Long, of record in Book 4570, page 429, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE) The actual consideration or value, whichever is
COUNTY OF DAVIDSON) greater, for this transfer is $ 17500.00
Subscribed and sworn to before me, this
28 day of Oct, 1972.

Affiant

Notary Public

~~Commission Expires~~:

This conveyance is made subject to restrictions as of record in Book 2928, page 445, Register's Office for Davidson County, Tennessee; owner's certificate and easements of record.

This is improved property, known as 2715 Nodyne Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ANNE MICHELLE SHELTON, her heirs and assigns, forever; and the said Linda S. Wade, Michael E. Posey and Anne Michelle Shelton do covenant with the said Anne Michelle Shelton that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in unencumbered, except by deed of trust of record in Book 4570, page 431, Register's Office for Davidson County, Tennessee, and taxes for the year 1972, which are assumed by the Grantee herein.

The said Linda S. Wade, Michael E. Posey and Anne Michelle Shelton, do further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to said real estate to the said Anne Michelle Shelton, her heirs and assigns, against the lawful claims of all persons whomsoever.

Executed at Nashville, Tennessee, this 25th day of October, 1972.

B81479

T
IDENTIF. REFERENCE

OCT 25 12 18 PM '72

FELIX A. ... DAVIDSON CO. TN., TENN.

Linda S. Wade
Linda S. Wade

Michael E. Posey
Michael E. Posey

Anne Michelle Shelton
Anne Michelle Shelton

OCT 25 72 CONV 13,000.00
OCT 25 72 S'TAX A* 33.80
OCT 25 72 PR'FEE A* .50
OCT 25 72 W'DEED A* 4.00 * 38.30

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Linda S. Wade, Michael E. Posey and Anne Michelle 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 25th day of October, 1972.

Notary Public

NOTARY PUBLIC

Commission Expires:
5-23-76