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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 26,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January, 19 77.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 24th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ANTHONY H. SHELTON, et ux (NAME)	COMMERCE UNION BANK (NAME)	
4307 Nebraska Avenue (STREET ADDRESS OR ROUTE NUMBER)	2114 Parkway Towers (STREET ADDRESS)	103-4
Nashville, Tenn. 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	231

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, JAMES R. ASHWORTH, et ux JOAN M. ASHWORTH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANTHONY H. SHELTON, et ux CHRISTIE P. 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. 1 of Block 15 on the Map of Sylvan Park, of record in Book 332, page 104, Register's Office for said County, and described as follows:

BECINNING at a point in the southerly margin of Nebraska Avenue, formerly 8th Avenue, said point being 110 feet eastwardly from the easterly margin of 44th Avenue, formerly 3rd Street, and being the common corner of Lots Nos. 1 and 2 on said plan; thence east with the southerly margin of said Nebraska Avenue, 88.3 feet to the northeast corner of said Lot No. 1; thence with the easterly line of said Lot No. 1, southwardly 162.8 feet to the northerly margin of an alley; thence with the northerly margin of said alley, westwardly 59 feet to the corner of Lots Nos. 1 and 2; thence northwardly with the line between said Lots 1 and 2, 160 feet to the beginning.

BEING the same property conveyed to James R. Ashworth, and wife, Joan M. Ashworth, by deed from Sanford N. Spann and wife, Alvie Spann by Installment Deed of record in Book 4949, page 299, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4307 Nebraska Avenue, Nashville, Tennessee 37209
(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 5th day of January, 19 77

JAMES R. ASHWROTH

JOAN M. ASHWORTH

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES R. ASHWORTH, et ux JOAN M. ASHWORTH

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 January 19 77.

Commission expires 11/28/78

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
JAMES R. ASHWORTH, et ux

JOAN M. ASHWORTH

TO
ANTHONY H. SHELTON, et ux

CHRISTIE P. SHELTON

PLEASE MAIL RECORDED DEED TO:

Alan L. Saturn, Esquire
24th Floor
First American Center
Nashville, Tennessee 37238

D 84591

IDENTIFICATION REFERENCE

JAN 11 9 58 AM '77

FEE & DATA ENTERED

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN 11 77	CONV	26,000.00			
JAN 11 77	S'TAX		6*	67.60	
JAN 11 77	PR'FEE		6*	.50	
JAN 11 77	M'DEED		6*	4.00	* 72.10