BOOK 5361 PAGE 973

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,500.00

David Eugene Flowers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF NOVEMBER, 19 78

Notary Public

MY COMMISSION EXPIRES: 6-28-82

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TN. 37217

NAME	ADDRESS	
ADDRESS-NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Eugene Flowers (NAME)	Realty Mortgage, Inc. (NAME)	15DZ 56255
1706 Marsden Avenue (STREET ADDRESS OR ROUTE NUMBER)	2200 Century Parkway, Suite 250 (STREET ADDRESS)	72-12
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30345 (CITY) (STATE) (ZIP)	196

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, David Shelton et ux Joyce M. Shelton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Eugene Flowers et ux Hilda Flowers

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:

BEING parts of Lot Nos. 138 and 139 on the Plan of Riverside Drive Subdivision, of record in Plat Book 974, Page 60, Register's Office, Davidson County, Tennessee.

SAID parts of Lot Nos. 138 and 139 front together 61 feet 8 inches on the southerly margin of Marsden Avenue and run back between parallel lines, 150 feet to a dead line in the rear on which it measures 61 feet 8 inches.

BEING the same property conveyed to David Shelton and wife, Joyce M. Shelton, by deed from Donald Cantrell and wife, Dorothy J. Cantrell, of record in Book 4519, Page 469, Register's Office, Davidson County, Tennessee. Donald Cantrell and Donald L. Cantrell is one in the same person.

This conveyance is subject to a public utility easement and building lines, of record in Plat Book 974, Page 60, Register's Office, Davidson County, Tennessee.

This conveyance is subject to a driveway agreement of record in Book 4519, page 568, and re-recorded in Book 4526, page 907, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 1706 Marsden Avenue (House Number) (Street) Nashville, TN 37216 (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 6TH day of NOVEMBER, 19 78

~~David Shelton~~ David Shelton

~~Joyce M. Shelton~~ Joyce M Shelton

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Shelton et ux Joyce M. Shelton

the bargainor, 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 6TH day of NOVEMBER 1978

Commission expires 6-28-81

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

E 99316

WARRANTY DEED

FROM
David Shelton

TO
David Eugene Flowers

IDENTIF. REFERENCE

Nov 9 11 07 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

NOV-9-78	CONV	28,500.00			
NOV-9-78	S'TAX		B*	74.10	
NOV-9-78	PR'FEE		B*	.50	
NOV-9-78	W'DEED		B*	4.00	* 78.60

Title Escrow, Inc.
212 fortune building 1
311 plus park boulevard
nashville, tennessee 37217
File Box #24