3262 06/10 126.50- CLOCK

BOOK 5610 PAGE 848

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John W. Shelton (NAME)	Fidelity Federal (NAME)	
2409 Carter Ave (STREET ADDRESS OR ROUTE NUMBER)	400 Union St. (STREET ADDRESS)	93-4-68
Nashville Tenn. (CITY) (STATE) (ZIP)	Nashville (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated July 21, 1977, and filed for record July 28, 1977, in the office of the recorder of deeds of Davidson County, Tennessee in Book 5176, page 891, and note of even date thereby secured in the original principal amount of $30,000.00 payable to Fidelity Federal Savings & Loan Association, which debt the grantees herein assumes and agrees to pay as part payment of the purchase price. The grantee further hereby assumes the obligations of William J. Gerow, Jr. and wife, Susan P. Gerow under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

We, William J. Gerow, Jr. and wife, Susan P. Gerow, have this day bargained and sold, and do hereby transfer and convey unto the said

John Wesley Shelton and wife, Catherine Shelton, the Grantees herein, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Rosebank Park, as of record in Book 1835, page 26, Register's Office for said County.

Said Lot No. 61 fronts 66 feet on the northerly side of Carter Avenue, and runs back 200.6 feet on the easterly line and 191.3 feet on the westerly line to a dead line, measuring 65.6 feet thereon.

Being the same property conveyed to William J. Gerow, Jr. and wife, Susan P. Gerow by deed from Jeffrey Alan Smith and wife, Elizabeth A. Smith of record in Book 5176, page 889, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

The grantees, John Wesley Shelton and wife, Catherine Shelton join in the execution of this instrument for the purpose of agreeing in writing to pay the indebtedness secured by the instrument of record in Book 5176, page 891, Register's Office for Davidson County, Tennessee.

This Instrument Was Prepared By

Oliver W. Pedigo

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 45,000.00

Subscribed and sworn to before me, this the 28th day of May 19 80

Affiant

My commission expires: 6/1/80 (Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P.O. Address: ..... (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 28th *day of* May, 19 80 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John Wesley Shelton

Catherine Shelton

William J. Gerow, Jr.

Susan P. Gerow

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STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~

Personally appeared before me, William J. Gerow, Jr. and SUSAN P. GEROW PATRICIA SIMANDL, a Notary Public in and for said County and State, the within named

William J. Gerow, Jr. and wife, Susan P. Gerow

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~~ Williamson, Tennessee, this 1 day of May, 19 80.

Patricia Simandl, Notary Public.

Commission Expires 12-8-80

PATRICIA SIMANDL NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Odell Bailey Jr., a Notary Public in and for said County and State, the within named

John Wesley Shelton and wife, Catherine Shelton

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 1st day of May, 19 80.

Odell Bailey Jr., Notary Public.

ODELL BAILEY, JR. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires 6/7/80

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be.....of the....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

F 9.2.6 8 9

IDENTIF. REFERENCE

JUN 10 8 42 AM '80

FELIX A. WILSON, REGISTER DAVIDSON COUNTY, TENN.

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5610 PAGE 851

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

45000.00- CO
117.00 CO TX
.50 PRFEE
9.00 WDEED
CHECK 126.50-
3262AD6/10/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 9.2.6.8.9

IDENTIF. REFERENCE

JUN 10 8 42 AM '80

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

No. 760578