This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, TN 37238

# WARRANTY DEED

BOOK 6095 PAGE 512

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| George W. Shelton | SAME | 131-2-A-96 |
| (NAME) 315 Provident Bldg. | (NAME) | |
| (STREET ADDRESS OR ROUTE NUMBER) Chattanooga, TN. 37402 | (STREET ADDRESS) | 7DA-79232 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- Dollars,

cash in hand paid by George W. Shelton, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Keith Herrell and wife, Robin Herrell

have this day bargained and sold, and do hereby transfer and convey unto the said George W. Shelton

certain real estate in Davidson County, Tennessee, as follows: the Grantees herein, their (successors), heirs and assigns.

Being Unit M-13 of Hobbs House Condominium Apartment, as of record in Book 4595, page 74, amended in Book 5200, page 54, Register's Office for Davidson County, Tennessee and by Master Deed of record in Book 5289, page 515, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Keith Herrell by deed from Merritt D. Goetz, Jr., and wife, Elizabeth H. Goetz, as of record in Book 5538, page 710, Register's Office for Davidson County.

This conveyance is made subject to all of the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-2701, et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hobbs House Condominium Apartments of record in Book 5289, page 515, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 39,000.00

Subscribed and sworn to before me, this the 14th day of July 1983

Affiant

My commission expires: 4/8/84 (Affix Seal)

Notary Public

unimproved ( )
This is improved (XX) property, known as 2116 Hobbs Road, Unit M-13 Hobbs House, Nashville, TN 37215
(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. except for 1983 taxes which are prorated and assumed by the purchaser.

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 13 day of July, 19 83, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Keith Herrell

Robin Herrell Robin Herrell

BOOK 6095 PAGE 513

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* Keith Herrell and wife, Robin Herrell

*the within named 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* Cincinnati, Ohio, Tennessee, *this* 13th *day of* July, *19*83.

Brenda M. Kloos *Notary Public*

BRENDA M. KLOOS, Attorney at Law
Notary Public, State of Ohio
My commission has no expiration date
Section 147.03 O.R.C.

*Commission expires*

NOTARIAL SEAL · CINCINNATI · STATE OF OHIO

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* .....

IDENTIFICATION REFERENCE

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN
JUL 15 9 49 AM '83

H.O. 595

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
CHICAGO AMERICAN CENTER
FIRST AMERICAN
NASHVILLE, TENN. 37238

**WARRANTY DEED**

FROM
Keith Herrell and wife,
Robin Herrell

TO
George W. Shelton

Compliments of
**Chicago Title Insurance Company**
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

0964 07/15/83-07:90 CHECK

# OFFICIAL RECEIPT

**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF_____

FOR BOOK 6095 PAGE 514

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 39000.00- CO | |
| | | | 101.40 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK | 107.90- |
| 2064A | 07/15/83 | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H. B. O. 5 9 5

IDENTIF. REFERENCE

JUL 15 9 43 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 963789