Bk 35

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Barren K. Shelton (NAME)	Leader Federal Savings & Loan Assoc. (NAME)	103-4-277
4113 Idaho Avenue (STREET ADDRESS OR ROUTE NUMBER)	1SP MADISON ST (STREET ADDRESS)	
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP CODE)	MEMPHIS TN 38103 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 6154 PAGE 16

For and in consideration of the sum of Forty-Three Thousand Nine Hundred and 00/100---------- ----------($43,900.00) DOLLARS

JERRY C. CRAIN and wife, LEAH W. CRAIN

have bargained and sold, and by these presents do transfer and convey unto the said BARREN K. SHELTON and wife, AMY K. SHELTON

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 23 on the Map of Charlotte Avenue Church of Christ Addition to West Nashville, as of record in Book 547, page 199, Register's Office for said County.

SAID Lot No. 23 fronts 50 feet on the southerly side of Idaho Avenue and extends back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Jerry C. Crain and wife, Leah W. Crain by deed, of record in Book 4644, page 325, Register's Office for Davidson County, Tennessee.

FELIX L. ... REGISTER
DAVIDSON COUNTY, TN
Oct 7 3 43 PM '83
IDENTIF. REFERENCE
H 7 9 0 1 0

unimproved ( )
This is improved (XX) property, known as 4113 Idaho Avenue, Nashville, Tennessee 37209
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

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 30th day of September, 19 83.

Jerry C. Crain
JERRY C. CRAIN

Leah W. Crain
LEAH W. CRAIN

CHECK
10/07 120.64
3758

BOOK 6154 PAGE 17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry C. Crain and wife, Leah W. Crain,

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 30th day of September, 1983.

My commission expires July 21st, 1984 Notary Public Thomas D. Gupton

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 43,900.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Barren K. Shelton

Sworn to and subscribed before me
this 30th day of September, 19 83.

My commission expires 4-14-87 Notary Public _____

This instrument was prepared by:

Guaranty Escrow Services, 300 James Robertson Parkway, Nashville, Tennessee 37201
Name Address

THIS INSTRUMENT PREPARED BY
HOWSER, THOMAS, SUMMERS,
BINKLEY & ARCHER ATTORNEYS
300 COURT SQUARE BUILDING
NASHVILLE, TENN. 37201

WARRANTY DEED

FROM
Jerry C. Crain and wife,

Leah W. Crain

TO
Barren K. Shelton and wife,

Amy K. Shelton

94345

CHICAGO TITLE INSURANCE CO.
NASHVILLE, TENNESSEE 37203

return

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6154 PAGE 18

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
			43900.00- CAMT.	
			114.14 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 120.64-	
		3758A	10/07/63 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7.9010

IDENTIF. REFERENCE

Oct 7 3 43 PM '63

FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY, TN

No. 984847