MAP 145-3, PARCEL 12,
FIELD BOOK No. OH-11286

This Instrument Prepared By
Hartzog, Harris & Silva
Attorneys at Law
Fifth Avenue North and Fair Street
Franklin, Tennessee 37064

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, SANDRA M. JACQUES (unmarried), have bargained and sold and by these presents do transfer and convey unto JERRELL W. SHELTON and wife, VIRGINIA Z. SHELTON, their heirs and assigns forever, the following described property, to wit:

A tract of land in the 7th, formerly 11th Civil District of Davidson County, Tennessee, being lot No. 13 of block "A" on the Map of Lealand Manor as of record in Book 974, page 74, Register's Office for said County, described as follows:

Beginning at a point on the northerly side of Tyne Boulevard 541.1 feet easterly from the Granny White Pike, the southeast corner of lot No. 14 on said plan; and running thence eastwardly with the northerly side of Tyne Boulevard 225.2 feet to the southwest corner of Lot No. 12 on said plan; thence north 2 degrees 22' east, with the line between said lots Nos. 12 and 13, 413.6 feet to a point in the southern line of lot No. 4 on said Plan, the northwest corner of said lot No. 12; thence westwardly with the line between lots Nos. 4 and 3 on said plan and lot No. 13, 225.1 feet to the northeast corner of said lot No. 14; and thence south 2 degrees 20' west, with the line between said lots Nos. 13 and 14, 433.1 feet to the beginning, containing 2.18 acres, more or less.

Being the same property conveyed to John F. Jacques and wife, Sandra M. Jacques, by deed of J. Eugene Taylor, et ux., of record in Book 4533, page 875, RODC, Tennessee. In deed of record in Book 6149, page 871, RODC, Tennessee, John F. Jacques conveyed all of his right, title and interest in said property to Sandra M. Jacques.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

03/13 [illegible] CHECK

9461

AND I DO COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 1984 taxes constitute a lien against the property, but are not yet due and payable.

2. Restrictive covenants contained in an instrument of record in Book 1040, page 679, and in Book 1081, page 643, Register's Office for Davidson County, Tennessee.

3. Setback lines, easements and limitations as shown on Book 974, page 74, said Register's office.

4. Easement for sanitary sewers and/or storm drainage granted to Metropolitan Government in Book 5016, page 881 and 890, said Register's Office.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 14th day of March, 1984.

Sandra M. Jacques
SANDRA M. JACQUES

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Elizabeth A. Hampton, a Notary Public in and for said County and State, the within named SANDRA M. JACQUES, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 9th day of March, 1984.

My Commission Expires:
July 21, 1985

Elizabeth A. Hampton
Notary Public

NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

BOOK 6247 PAGE 592

COUNTY OF DAVIDSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of $315,000.00.

Jerrell W. Shelton
Affiant

Sworn to and subscribed before me on this the 9th day of March, 1984.

Eliza Ann A. Hampton
Notary Public

My Commission Expires:

July 21, 1985

SEND TAX STATEMENTS TO:
Jerrell W. Shelton
9126 Tyne Blvd.
Nashville, TN 37220

I 0 8 2 4 9

IDENTIF. REFERENCE

MAR 13 9 20 AM '84

FELIX Z. DANSBY, II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6247 PAGE 593

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
			315000.00- CAMT.	
			819.00 CSTAX	
			.50 PRFEE	
			5.00 WDEED	
			CHECK	820.50-
			9461A03/13/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 8 2 4 9

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IDENTIF. REFERENCE

Mar 13 9 20 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 19479