FROM:

CHRISTIE P. SHELTON

TO:

NOBLE W. GAMMON AND WIFE,
BARBARA J. GAMMON

For draftsman's use

PREPARED BY:
CHAMBERS WYCKOFF & BECKNER
First American Center, 12th Floor
Nashville, Tennessee 37238
MAP 6401 PCL 11

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Noble W. Gammon et ux. (NAME)	Wachovia Mortgage Company (NAME)	103-4-231
4307 Nebraska Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3174 (STREET ADDRESS)	25W-05270
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	Winston-Salem, NC 27150 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

I 55694

IDENTIFICATION REFERENCE

OCT 10 4 44 PM '84

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$45,000.00---- Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF October 1984

Notary Public

MY COMMISSION EXPIRES: 10/20/85

(AFFIX SEAL)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY-FIVE THOUSAND AND NO/100 DOLLARS ($45,000.00), of which Twenty-Two Thousand Six Hundred Thirty-Six and 19/100 Dollars ($22,636.19) has been cash in hand paid by the Grantees hereinafter named, the receipt and sufficiency of which is hereby acknowledged, and for the remainder said Grantees have assumed and agreed to pay the remaining principal balance of Twenty-Two Thousand Three Hundred Sixty-Three and 81/100 Dollars ($22,363.81) owed to Wachovia Mortgage Company and secured by that certain deed of trust of record in Book 5104, page 566, Register's Office for Davidson County, Tennessee, I, CHRISTIE P. SHELTON, UNMARRIED (the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto NOBLE W. GAMMON AND WIFE, BARBARA J. GAMMON, their heirs and assigns (the "GRANTEES"), a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 1 of Block 15 on the Map of Sylvan Park, of record in Book 332, page 104, Register's Office for said County, and described as follows:
>
> BEGINNING at a point in the southerly margin of Nebraska Avenue, formerly 8th Avenue, said point being 110 feet eastwardly from the easterly margin of 44th Avenue, formerly 3rd Street, and being the common corner of Lots Nos. 1 and 2 on said plan; thence east with the southerly

margin of said Nebraska Avenue, 88.3 feet to the northeast corner of said Lot No. 1; thence with the easterly line of said Lot No. 1, southwardly 162.8 feet to the northerly margin of an alley; thence with the northerly margin of said alley, westwardly 59 feet to the corner of Lots Nos. 1 and 2; thence northwardly with the line between said Lots 1 and 2, 160 feet to the beginning.

BEING the same property conveyed to Anthony H. Shelton and wife, Christie P. Shelton, by deed from James R. Ashworth and wife, Joan M. Ashworth, of record in Book 5104, page 564, Register's Office for Davidson County, Tennessee; the said Anthony H. Shelton and Christie P. Shelton having subsequently divorced, and said property being vested solely in Christie P. Shelton by Final Decree of record in Book 5871, page 743, said Register's Office.

This is improved property known as 4307 Nebraska Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

AND GRANTOR does covenant with the said GRANTEES that she are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except as follows:

1. Real property taxes for the year 1984, which have been prorated between the parties.

2. Deed of trust of record in Book 5104, page 566, Register's Office for Davidson County, Tennessee, the indebtedness secured thereby having been assumed by Grantees.

AND GRANTOR does further covenant and bind herself, her heirs and assigns, 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.

IN WITNESS WHEREOF, GRANTOR has executed this instrument on this 6th day of October, 1984.

Christie P. Shelton

CHRISTIE P. SHELTON

STATE OF KENTUCKY |
COUNTY OF Pulaski |

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, CHRISTIE P. SHELTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Somerset Kentucky, this 6th day of October, 1984.

Anne L. Faulkner
NOTARY PUBLIC

My Commission Expires:
May 27, 1987

ANNE L. FAULKNER NOTARY PUBLIC STATE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

'ED OF

BOOK 6401 PAGE 14

NVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
RTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
RRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
JIT DEED		PREFE -PROBATE FEE

SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

45000.00- CAMT.
117.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 126.50-
7609A10/10/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 5 6 9 4

IDENTIF. REFERENCE

Oct 10 4 14 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0075938