3729 CHECK

IDENTIF. REFERENCE

JAN 15 3 32 PM '85

FELIX P. BROWN, JR. REGISTER
DAVIDSON COUNTY, TN

I. 7. 9 6. 3.

THIS INSTRUMENT WAS PREPARED BY:
Glen Allen Civitts, Esq.
HARWELL BARR MARTIN & STEGALL
A Professional Corporation
172 Second Avenue North
Nashville, Tennessee 37201

Address New Owner(s):

Jerrell W. Shelton and wife,
Virginia Z. Shelton
4660 Tara Drive
Nashville, Tennessee 37215

Send Tax Bills To:

(Same)

Map: 145-2
Parcel: 3

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100ths ($10.00) DOLLARS and other good and valuable consideration the receipt of which is hereby acknowledged, we, Warner W. Civitts and wife, Margaret Cross Civitts, this day have bargained and sold, and by these presents do tranfer and convey unto the said JERRELL W. SHELTON and wife, VIRGINIA Z. SHELTON, the Grantees herein, their heirs and assigns forever, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plat of the Re-subdivision of Lot 239, Section Two, Tynewood Estates, of record in Plat Book 5800, page 355, Register's Office for said County, and described as follows:
>
> Said Lot No. 1 fronts a total of 237.04 feet on the easterly margin of Tara Drive and extends back 207.17 feet on the northerly line, and 217.96 feet on the southerly line, which is a broken line, to a line on the rear on which it measures 187.90 feet.
>
> Being the same property conveyed to Warner W. Civitts and wife, Margaret Cross Civitts from Haury and Smith Contractors, Inc. of record in Book 3251, page 525, Register's Office for Davidson County, Tennessee.

The property is unencumbered, except for a lien for 1985 Davidson County property taxes which have been prorated as of the date hereof and assumed by the Grantees, certain sewer and utility easements and except for restrictive covenants of record in Book 3069, page 566, Register's Office for Davidson County, Tennessee.

This is improved property, known as 4660 Tara Drive, Nashville, Tennessee 37215.

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 15th day of January, 1985.

Warner W. Civitts
WARNER W. CIVITTS

Margaret Cross Civitts
MARGARET CROSS CIVITTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, William U. Smith, a Notary Public of said county, Warner W. Civitts and wife, Margaret Cross Civitts, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 15th day of January, 1985.

William U. Smith
Notary Public

My Commission Expires:

Nov. 1, 1987

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $172,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

William U. Smith
AFFIANT

Sworn to and subscribed before me
this 15th day of January, 1985.

Mary Ann Johnson
Notary Public

My Commission Expires:

10-20-85

GAC/vgt

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

BOOK 6475 PAGE 39

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

172000.00- CAMT.
447.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 453.70-
3729A01/15/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I: 7: 6: 9: 6: 3:

IDENTIF. REFERENCE

JAN 15 3 32 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 101351