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FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 45,000.00

Richard L. Shelton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January A. D. 1987

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY: Michael T. Bates Box 48, ATTY.
PLATEAU TITLE & ESCROW COMPANY, INC., P.O. BOX 1369, BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: Mortgagee	MAP-PARCEL NUMBERS
Richard L. Shelton	Tenn. Housing Development Agency	103-2, 136
(NAME)	(NAME)	
118 Oceola Avenue	101 Winners Circle, Suite 212	8DA-46435
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37209	Brentwood, TN 37027	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Richard W. Russell and wife, Vicki J. Russell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard L. Shelton, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being the northwesterly part of Lot No. 22 on the Map of the C. C. Vernon Farms, of record in Book 161, page 164, Register's Office for said County, and described according to a survey by Robert M. Dishner, Surveyor, dated March 8, 1976.

Beginning at a point in the easterly margin of Osceola (Oceola) Avenue, said point being southwardly 438.7 feet, more or less, from the right of way of Burgie Street, and being the common front corner of Lot Nos. 21 and 22 on said plan; thence leaving the margin of Osceola (Oceola) Avenue, eastwardly, and with the line between Lot Nos. 21 and 22, 208.5 feet, more or less to a point; thence southwardly 60 feet to a point; thence westwardly 224.4 feet to a point in the easterly margin of Osceola (Oceola) Avenue; thence with the easterly margin of Osceola (Oceola) Avenue, northwardly 62.3 feet to the point of beginning.

Being the same property conveyed to Richard W. Russell and wife, Vicki J. Russell by deed from Clyde Burroughs and wife, Floy Burroughs of record in Book 5336, page 474, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on the plan of record in Book 161, page 164, said Register's Office.

82 0 53

IDENTIFICATION REFERENCE

JAN 9 10 56 AM '87

FELIX J. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (XX) property, known as 118 Oceola Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever 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 their hands this 6th day of January, 19 87

Richard W. Russell

Vicki J. Russell

STATE OF TENNESSEE
COUNTY OF Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard W. Russell and wife, Vicki J. Russell

the bargainor s, 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 and official seal at Brentwood, Tennessee, on this 6th day of January, 198XXXX 1987.

Commission expires: July 18, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be the _____ of the _____, the within named bargainor, a corporation, and that _____ he as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by _____ self as such _____.

Witness my hand and official seal at _____, Tennessee, on this _____ day of _____, 198____.

Commission expires: _____

Notary Public

WARRANTY DEED

FROM
Richard W. Russell and wife,
Vicki J. Russell

TO
Richard L. Shelton, unmarried

PLATEAU TITLE & ESCROW COMPANY, INC.
SUITE 150, 101 WESTPARK DRIVE
P. O. BOX 1369
BRENTWOOD, TN 37027

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82053

IDENTIFICATION REFERENCE

JAN 9 10 56 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No32891