Fee 23

Address New Owner as Follows:

Phyllis D. Shelton
3215 Meade Ave
Nash. TN 37211

Send tax bills to:

SAME

Map & Parcel

Map 133-1
Parcel 27
6DA-37106

WARRANTY DEED

BOOK 7157 PAGE 373

FOR AND IN CONSIDERATION 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, J. B. Woodin and wife, Mary F. Woodin hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said Phyllis D. Shelton and husband, William Shelton, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Map of Wm. Coleman's Subdivision of 7.08 acres off the West part of Radnor College Land, as of record in Book 547, Page 181, Register's Office for said County.

Said Lot No. 13 fronts 42-1/4 feet on the westerly side of South Meade Street and runs back between parallel lines, with the southerly margin of Drake Avenue, 150 feet to an alley.

Being the same property conveyed to J.B. Woodin and wife, Mary F. Woodin, by deed from J. C. Barkley, a widower, of record in Book 5144, Page 163 in the Register's Office of Davidson County, Tennessee.

This property is conveyed subject to the Plan of record in Plan Book 547, Page 181, said Register's Office.

This is improved property known as 3211 Meade Avenue, Nashville, TN.

This property is conveyed in "as is" condition.

This property is conveyed subject to all applicable local government planning, building and zoning regulations.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Phyllis D. Shelton and husband, William Shelton, their heirs and assigns forever.

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good right to convey it and that the same is unencumbered, unless otherwise herein set out.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate 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 on this the 4th day of March, 1987.

J. B. Woodin

Mary F. Woodin

IDENTIFICATION REFERENCE

MAR 5 9 15 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0.04227

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, J. B. Woodin and wife, Mary F. Woodin, 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 and official seal on this the 4th day of March, 1987.

Tom G. Coleman Jr.
NOTARY PUBLIC

My commission expires: 4-17-1988

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

William Shelton
Affiant

Subscribed and sworn to before me this the 4th day of March, 1987.

Tom G. Coleman Jr.
NOTARY PUBLIC

My commission expires: 4-17-1988

This instrument was prepared by:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service
9000 East Church Street
Brentwood, TN 37209

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

RECEIVED OF _____

FOR _____

BOOK 7157 PAGE 375

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

CO .50-
.50
.50
12.00-
.1

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.0 4 2 7:

IDENTIFICATION REFERENCE

MAR 5 9 15 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 53169