File 27

BOOK 7403 PAGE 985

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,956.59

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF November, 19 87

Notary Public

MY COMMISSION EXPIRES: 3/6/90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Montgomery & Associates 215 Centerview Dr. Suite 150, Brentwood, TN 37027
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Nadia Jan Shelton (NAME) | SAME (NAME) | 162-09-0-A |
| 5510 Country Drive., Unit 53 (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 053.00 CO |
| Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP) | (CITY) (STATE) (ZIP) | 05DU 55929 |

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, Susan Brown Junkins and husband, Edward M. Junkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nadia Jan 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:

Being Townhouse 53, Building 8, on the Plan of Hickory Valley Condominium, Phase 2, of record in Book 4460, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Susan Brown Junkins by deed from James H. Cornwell and wife, Patricia A. Cornwell of record in Book 6949, Page 510, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

This conveyance is made subject to all provisions and requirements of the Tennessee Horizontal Property Act as set out in Sec. 64-2701 et seq. of the Tennessee Code Annotated and the By-Laws of the administration thereof; all restrictions, easements, etc., rights and interest in favor of other unit owners; options, burdens, assessments and undertakings etc. contained in the Master Deed of record in Book 4659 said Register's Office. Clarification of Master Deed in Book 4937, page 429.

Grantors herein agree to assume an indebtedness evidenced by Deed of Trust of record in Book 5098, page 185, Register's Office for Davidson County, Tennessee in the original principal amount of $29,150.00.

Edward M. Junkins joins in this instrument to convey any and all rights; especially his marital rights.

This is unimproved ( ) improved (X) property, known as 5510 Country Drive., Unit 53, Nashville, TN 3721
(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 her hand this 12th day of November, 19 87

Susan Brown Junkins

Susan Brown Junkins

Edward Michael Junkins
by Susan Brown Junkins
attorney-in-fact

STATE OF TENNESSEE
Davidson County

BOOK 7403 PAGE 986

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Brown Junkins, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of November, 19 87.

Commission expires 3/11/90

N. Edward Hunt
Notary Public

STATE OF TENNESSEE
Davidson County

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Brown Junkins, with whom I am personally acquainted, and who acknowledged that she executed the within instrument on behalf of Edward M. Junkins as his Attorney in Fact as the free act and deed of the within named Susan Brown Junkins.

Witness my hand and official seal at Brentwood, Tennessee, this 12th day of November, 198 7.

My Commission Expires:

3/11/90

N. Edward Hunt
Notary Public

WARRANTY DEED

FROM
Susan Brown Junkins

TO
Nadia Jan Shelton

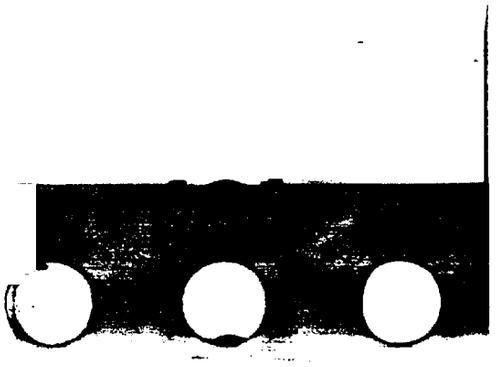
8:27:52

IDENTIFICATION REFERENCE

Nov 16 12 58 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Feb 27



# OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7403 PAGE 987

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|

54956.58- CAMT.
154.00 MSTAX
VD 154.00 MAMT.
154.00 CSTAX
.50 PRFEE
6.00 *DEED

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

VD 154.00- MSTAX
154.00- MAMT.
CHECK 160.50
2918A11/16/87 BAL .00

8:27:52 Nov 16 12 50 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 36103