THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

BOOK 7799 PAGE 131

ADDRESS NEW OWNER:
Jeffrey T. Shelton
127 Kenner Avenue
Nashville, TN 37205

MORTGAGEE:
Citizens and Southern
Mortgage Corporation
P.O. Box 656
Tucker, GA 30085-0656

MAP-PARCEL NUMBERS:
MAP 116-3
PARCEL 85
7DA-9685

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Randall H. Palmer and wife, Caren M. Connelly hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jeffrey T. Shelton and wife, Rebecca H. Shelton hereinafter called the Grantee, Grantee's 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 northerly 50 feet of Lot No. 74 on the plan of Kenner-Manor Land Co's Second Subdivision of the Kenner Tract, of record in Book 421, page 100, Register's Office for said County.

SAID property fronts 50 feet on the southwesterly margin of Kenner Avenue and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Randall H. Palmer and Caren M. Connelly, both single by deed from Patricia E. Riddle, a single person of record in Book 6478, page 516, Register's Office for Davidson County, Tennessee.

18640

IDENTIFICATION

Mar 22 3 52 PM '89

FEE $ WILKINS & IVEY

This is (xx) improved property, known as 127 Kenner Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 20th day of March, 19 89.

Randall H. Palmer

Caren M. Connelly

Randall H. Palmer

Caren M. Connelly

STATE OF TENNESSEE
COUNTY OF Davidson

On this 20th day of March, 1989, before me personally appeared Randall H. Palmer and wife, Caren M. Connelly, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires: Oct 9, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of 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 President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

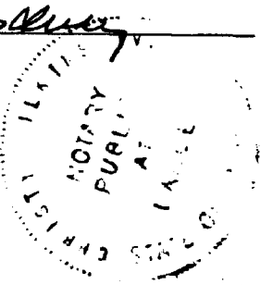
The actual consideration or value, whichever is greater, for this transfer is $ 90,500.00.

_____
Affiant 4/20/89

Subscribed and sworn to before me, this the 20th day of March, 19 89.

My Commission Expires: Oct 2, 1991

_____
Notary Public

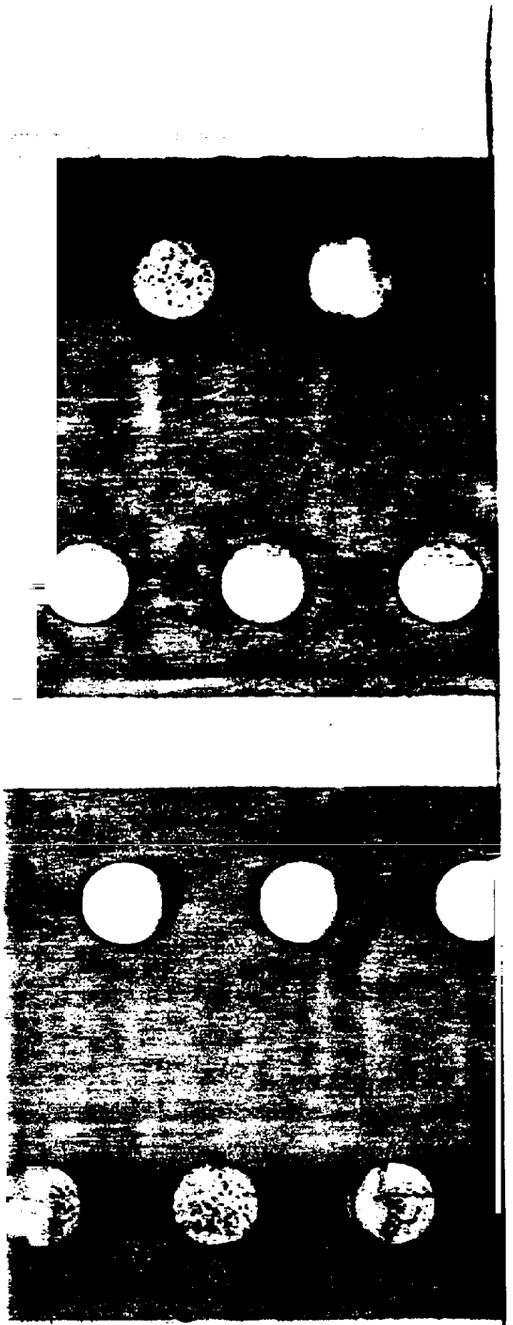


WARRANTY DEED

from:
Randall H. Palmer and wife,
Caren M. Connelly

to:
Jeffrey T. Shelton and wife,
Rebecca H. Shelton

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157



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

RECEIVED OF _____

FOR _____

BOOK 7799 PAGE 133

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

CAMT	90500.00
CON TX	298.65
PRFEE	0.50
WDEED	6.00
TOTAL	305.15
CHECK	305.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 54 0001 8265

18640

IDENTIFICATION REFERENCE

MAR 22 3 52 PM '89

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY TN

No. 192765