BOOK 7916 PAGE 432 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 83,000.00

(Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF August 1989

Notary Public

MY COMMISSION EXPIRES: 8-8-92

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

METROPOLITAN FEDERAL S & L ASSN. 230 4th Ave. Nforth, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
JONI L. SHELTON (NAME)	METROPOLITAN FEDERAL S & L ASSN. (NAME)	64-11-A-78.00CO
910 Chase Blvd. (STREET ADDRESS OR ROUTE NUMBER)	230 4th Ave. North (STREET ADDRESS)	4D 92084
Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37219 (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, JAMES HOWSER AND WIFE, ALLISON HOWSER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JONI 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 Lot No. 78 on the Plan of Caleb Chase, a planned unit development, as of record in Book 6250, page 821 and 822, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Howser and wife, Allison Howser by deed from C. Hooper Development Company, a Tennessee Corporation of record in Book 7815, page 825, Register's Office for Davidson County, Tennessee.

This conveyance subject to:

1. 1989 taxes which have been prorated.
2. Restrictive Covenants recorded in Book 4465, page 109
3. Declaration of Covenants, Conditions and Restrictions of record in Book 6777, page 453, amended in Book 6783, page 805 and Book 7189, page 553, corrected in Book 6783, page 805.
4. Plan of record in Book 4715, page 56
5. Storm Water Detention Agreement of record in Book 6548, page 557

58394 IDENTIF. REFERENCE Aug 16 2 13 PM '89 FELIX Z. [illegible] REGISTER DAVIDSON COUNTY TN.

unimproved ( ) this is improved (X) property, known as 910 Chase Blvd. Hermitage, TN 37076
(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 ~~our~~ hand s this 15th day of August, 19 89

x James Howser
JAMES HOWSER

x Allison Howser
ALLISON HOWSER

STATE OF TENNESSEE }
Davidson County }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Howser and wife, Allison Howser

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 Nashville, Tennessee, this 15th day of August, 19 89.

Commission Expires 8-8-92

Heather Tabb Notary Public

STATE OF TENNESSEE }
Davidson County }

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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

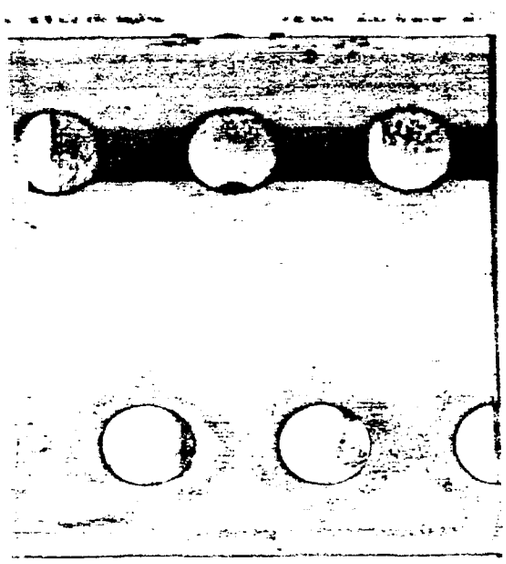
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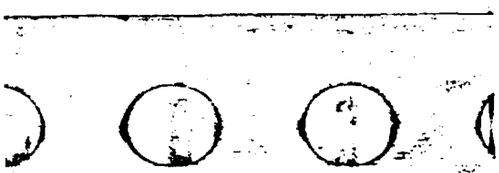
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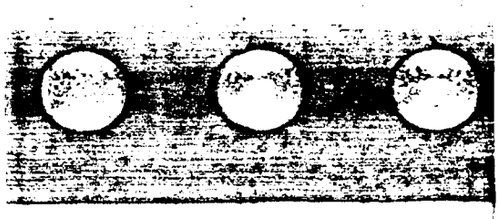
ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

280.90 CHECK 0301 01 01 08/16 6388







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 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 83000.00
CON TX 273.90
PRFEE 1.00
UDEED 6.00
TOTAL 280.90
CHECK 280.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/16/89 01 14:05 0001 6388

58394

IDENTIF. REFERENCE

AUG 16 2 13 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 239656