FILE BOX 40 BOOK 8194 PAGE 547
FORM No. WD-1

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF September 19 90

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
STEVEN G. WATERS - 3401 WEST END AVE., SUITE 545 - NASHVILLE, TN 37203
NAME ADDRESS

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| Stephen Jarrell Shelton (NAME) | First Republic Mortgage (NAME) | 82-7-87.00 |
| 804 Meridian Street (STREET ADDRESS OR ROUTE NUMBER) | 2090 Hewitt Avenue (STREET ADDRESS) | 20W 18150 |
| Nashville, TN 37207 (CITY) (STATE) (P.O. ZIP) | Kettering, Ohio 45440 (CITY) (STATE) (ZIP) | |

FOR AND 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 Thomas M. Ward, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen Jarrell 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, described as follows:

BEGINNING on the westerly margin of Meridian Street, 100 feet northerly from the north margin of Hancock Street; thence with the westerly margin of Meridian Street, northerly 50 feet; thence at right angles westerly 174.5 feet, more or less, to the easterly margin of an alley; thence with said alley, southwardly 50 feet; thence easterly 174.5 feet, more or less, to the beginning.

Being the same property conveyed to Thomas M. Ward, unmarried by deed from Berry O. Neece, Jr. and wife, Mattie E. Neece of record in Book 8164, page 512, Register's Office, Davidson County, Tennessee.

56800

IDENTIFICATION

SEP 12 3 11 PM '90

FILED & WITNESSED IN REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE

This is unimproved ( ) / This is improved (XX) property, known as 804 Meridian Street, Nashville, TN 37207
(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 my hand this 7th day of September 19 90

Thomas M. Ward
Thomas M. Ward

RECORDER'S MEMO
Legibility of Writing, Typing or Printing Unsatisfactory When Received

BOOK 8194 PAGE 548

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Thomas M. Ward, unmarried

the bargainor _____, with whom I am personally acquainted, and who acknowledged that the executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Nashville, Tennessee, this 7th day of September, 19 90

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
NOTARY PUBLIC
STEVEN G. WATERS
LARGE
STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19 _____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Thomas M. Ward, unmarried

TO
Stephen Jarrell Shelton, unmarried

RETURN TO:
Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, TN 37203

STEVEN G. WATERS
Attorney at Law

8267 09/12 0101 03CHECK 161.44

**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8194 PAGE 549

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | | CAMT 46800.00 |
| | | | | CON TX 154.44 |
| | | | | PRFEE 1.00 |
| | | | | MDEED 6.00 |
| | | | | TOTAL 161.44 |
| | | | | CHECK 161.44 |
| 09/12/90 | | 01 | | 15:13 0001 8267 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.6.8.0.0.

IDENTIFICATION REFERENCE

SEP 12 3 11 PM '90

FELIX Z. WILSON JT REGISTER
DAVIDSON COUNTY, TN

No. 354924