File Box 38 File 10070

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 8336 PAGE 933

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DOUGLAS WAYNE ECKHARDT	SOVRAN MORTGAGE CORPORATION	Map 120-1
(NAME)	(NAME)	
1220 Kermit Drive	201 East Cary Street	Parcel 68
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37217	Richmond, Virginia 23219	F. B. 2DA57345
(CITY) (STATE) (P. O. ZIP)	(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, RICHARD D. SHELTON AND WIFE, SHERRY J. SHELTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DOUGLAS WAYNE ECKHARDT AND WIFE, MARCELLE L. ECKHARDT

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 13 on the Plan of Miro Meadows, as of record in Plat Book 1424, pages 94 & 95, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Richard D. Shelton and wife, Sherry J. Shelton by deed from James R. Duke and wife, Sandra Y. Duke of record in Book 6658, page 961, said Register's Office.

This conveyance is made subject to: (1) 1991 Taxes, which have been prorated and assumed by the Grantees; (2) Easements of record in Book 4717, page 369; and (3) All matters appearing on the Plan of record in Plat Book 1424, pages 94 & 95, said Register's Office.

091 70

IDENTIF. REFERENCE

APR 24 12 53 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

unimproved (XX)
This is improved ( ) property, known as 1220 Kermit Drive, Nashville, Tennessee 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 19th day of April, 19 91

~~RICHARD D. SHELTON~~ Richard D. Shelton By Sherry J. Shelton

~~SHERRY J. SHELTON~~ Sherry J. Shelton

BY: Sherry J. Shelton, Attorney-In-Fact for
the said Richard D. Shelton by Power of Attorney
recorded simultaneously herewith

BOOK 8336 PAGE 934

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sherry J. Shelton with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 19th day of April, 19 91.

My commission expires 3/24/93 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sherry J. Shelton, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledge that she is the Attorney-In-Fact for the said Richard D. Shelton and is authorized by the said Richard D. Shelton to execute this instrument on his behalf.

Witness my hand, at Office, this 19th day of April, 1991.

Notary Public

My Commission Expires: 3/24/93

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF April, 19 91.

MY COMMISSION EXPIRES: 3/24/93
(AFFIX SEAL)

Notary Public

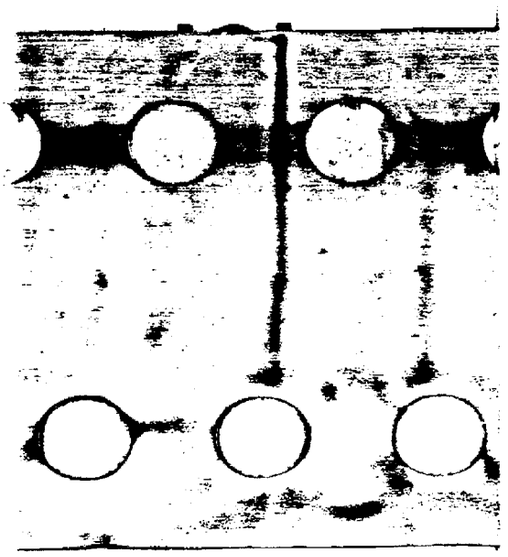
WARRANTY DEED

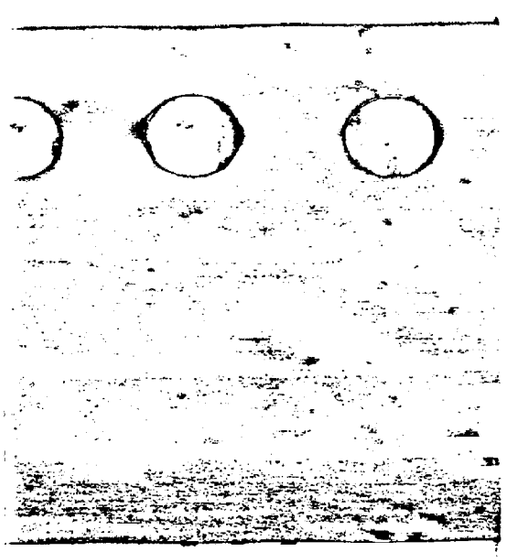
FROM
RICHARD D. SHELTON AND WIFE, SHERRY J. SHELTON

TO
DOUGLAS WAYNE ECKHARDT AND WIFE, MARCELLE L. ECKHARDT

7785 04/24 0101 03CHECK 153.85

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8336 PAGE 935

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	44500.00
CON TX	146.85
FEE	1.00
WDEED	6.00
TOTAL	153.85
CHECK	153.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/24/91 01 12:52 0001 778

APR 24 12 54 PM '91
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

IDENTIF. REFERENCE

0 9 1 7 0

No. 415799