File No: 8497-2

Address New Owner:	Send Tax Bills To:	Map/Parcel
Nancy K. Shelton 421 CATHY JO CIRCLE NASHVILLE, TN 37211	Same	Map 82-16 Parcel 312

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, ANNIE LAURIE MARTIN, a single person, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto NANCY K. SHELTON, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being parts of Lots 16 and 17 on the Plan of Williams Addition to Edgefield, of record in Book 21, page 45, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of South 7th Street 79.5 feet, more or less, northwardly from the northerly margin of Boscobel Street; thence with the westerly margin of South 7th Street, northerly 95.5 feet to the southerly margin of an alley; thence westwardly with the southerly margin of said alley 100 feet, more or less, to the common corner of Lots 17 and 18; thence with the line between said two lots southwardly 95.5 feet, more or less, to a point 79.5 feet, more or less, from the northerly margin of Boscobel Street; thence eastwardly and parallel to said Boscobel Street, 100 feet, more or less, to the point of beginning.

BEING (including) the same property conveyed to J. K. Martin and wife, Mallie Martin, by deed from E. W. Stone and wife, Susie Stone, of record in Book 769, Page 616, said Register's Office. The Mallie Stone Martin died on April 2, 1964, and was survived by her husband, James K. Martin, who acquired said property as surviving tenant by the entirety; they were continuously married from November 4, 1924 (date of deed) to the date of her death. Mallie Martin and Mallie Stone Martin were one and the same person; J. K. Martin and James K. Martin were one and the same person. BEING (including) the same property conveyed to James K. Martin, Harris Stone Martin and Annie Laurie Martin by deed from W. Casto Stone and Emma Sue Stone Greenwood, of record in Book 3882, Page 523, said Register's Office. James K. Martin remained unmarried to the date of his death (intestate) on February 22, 1969; the subject real property passed to his sole heirs at law and issue, namely Annie Laurie Martin and Harris Stone Martin under the Tennessee state laws of descent and distribution concerning intestate succession. BEING THE SAME PROPERTY conveyed to Annie Laurie Martin by deed from Harris Stone Martin (through Elizabeth Murphree, Trustee), of record in Book 4425, Page 716, said Register's Office. Annie Laurie Martin is unmarried.

THIS PROPERTY is conveyed subject to all matters shown on the Plan of record in Book 21, page 45, said Register's Office; any easements; and to all applicable local government planning, building and zoning regulations.

THIS IS improved property known as 308 South 7th Street, Nashville, Tennessee. This property and improvements are transferred in "AS IS" condition.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said NANCY K. SHELTON, her heirs and assigns, forever.

AND GRANTOR COVENANTS that she is lawfully seized and possessed of said real estate, in fee simple, that she has a good and valid right to convey it and that the same is unencumbered unless otherwise herein set out.

AND GRANTOR DOES further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

WHENEVER 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 on this 27 day of July, 1992.

Annie Laurie Martin
ANNIE LAURIE MARTIN,
a single person

9589 07/28 0101 03CHECK 120.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

Nancy K Shelton
AFFIANT

Sworn to and subscribed before me this 27 day of July, 1992.

David Coleman
NOTARY PUBLIC

My commission expires: 5/22/93.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Annie Laurie Martin, a single person, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27 day of July, 1992.

David Coleman
NOTARY PUBLIC

My commission expires: 5/22/93.

This instrument was prepared by:
David Coleman, Attorney
9000 E. Church St. B-102
Brentwood, TN 37027

Mail

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.
Jul 28 11 05 AM '92

IDENTIF. TREFERENCE

31110

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

Book 8685 PAGE 767-A

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 30000.00
CON TX 111.00
PRFEE 1.00
WDEED 8.00
TOTAL 120.00
CHECK 120.00

07/28/92 01 11:06 0001 9589

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 1 1 1 0

IDENTIF. REFERENCE

JUL 28 11 05 AM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 554269