BOOK 8960 PAGE 208 Box 50 TC

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
424 Church Street, Suite 2800
Nashville TN 37219
Return to Box 50

ADDRESS NEW OWNER:
Nancy Denney Lackey
104 Clarendon Avenue
Nashville, TN 37205

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:

MAP	103
GROUP	2
PARCEL	136

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Richard L. Shelton, an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Nancy Denney Lackey, hereinafter called the Grantee, her 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 northwesterly part of Lot No. 22 on the Map of the C.C. Vernon Farms, of record in Book 161, page 164, Register's Office for County, and described according to a survey by Robert M. Dishner, Surveyor, dated March 8, 1976.
>
> Beginning at a point in the easterly margin of Osceola (Oceola) Avenue, said point being southwardly 438.7 feet, more or less, from the right off way of Burgie Street, and being the common front corner of Lot Nos. 21 and 22 on said plan; thence leaving the margin of Osceola (Oceola) Avenue, eastwardly, and with the line between Lot Nos. 21 and 22, 208.5 feet, more or less to a point; thence southwardly 60 feet to a point; thence westwardly 224.4 feet to a point in the easterly margin of Osceola (Oceola) Avenue; thence with the easterly margin of Osceola (Oceola) Avenue, northwardly 62.3 feet to the point of beginning.
>
> Being the same property conveyed to Richard L. Shelton by deed from Richard W. Russell and wife, Vicki J. Russell of record in Book 7102, page 261, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 118 Oceola Avenue, Nashville, TN 37209.

This conveyance is made subject to all restrictions, of record, conditions, reservations and easements, zoning ordinances, if any, and general taxes and assessments not yet due and payable.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Nancy Denney Lackey, her heirs and assigns, forever; and I, Richard L. Shelton,an unmarried person, do covenant with the said

Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 26th day of May, 1993.

Richard L. Shelton
Richard L. Shelton

7487 05/26 0101 03CHECK 219.90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Richard L. Shelton, an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 26th day of May, 1993.

June E. Atkinson
NOTARY PUBLIC

My Commission Expires: 7/27/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 57,000.00.

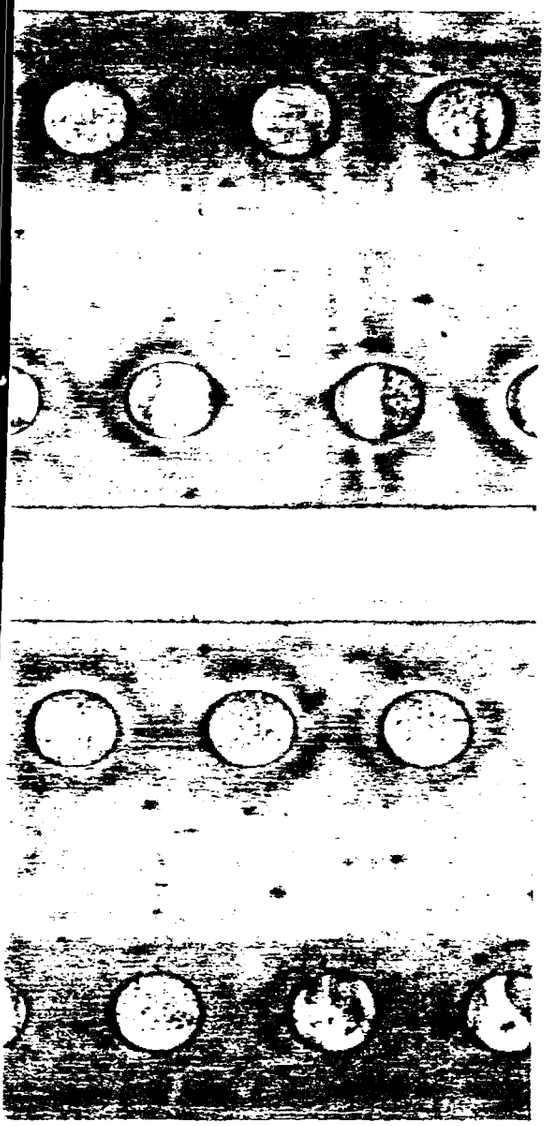
Jaden Jacky Jr.
AFFIANT

Subscribed and sworn to before me
this 26th day of May, 1993.

June E. Atkinson
NOTARY PUBLIC
My Commission Expires: 7/27/96

MAY 26 3 05 PM '93

2.35.88



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 8960 PAGE 210

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 57000.00
CON TX 210.90
PRFEE 1.00
WDEED 8.00
TOTAL 219.90
CHECK 219.90

05/26/93 01 15:07 0001 7487

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23588

IDENTIFICATION REFERENCE

MAY 26 3 05 PM '93

DAVIDSON COUNTY, TN

No. 655512