File 13612
File Box 9B
(First Title & Escrow)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 9917 PG 809

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
JAMES R. HENRY (NAME)	NEW OWNER (NAME)	Map 131-1-B
7 Redbud Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 127
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. 7DA70076

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, MARIE R. SHELTON, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES R. HENRY AND WIFE, DORIS B. HENRY

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. 7 on the Plan of Redbud, as of record in Plat Book 4675, page 137, amended in Book 4910, page 872, Book 4937, page 346, Book 4953, page 846, and Book 5003, page 925, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Lloyd V. Shelton and wife, Marie R. Shelton by deed from Creason Clayton and wife, Gania Rose Clayton of record in Book 5089, page 534, said Register's Office. Lloyd V. Shelton has since died.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 4845, page 935; (3) Dedication of common area of record in Book 4861, page 613; and (4) All matters appearing on the Plan of record in Plat Book 4675, page 137, amended in Book 4910, page 872, Book 4937, page 346, Book 4953, page 846, and Book 5003, page 925, said Register's Office.

96 JAN 16 AM 10:21
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE 0140859

unimproved ( )
This is improved (XX) property, known as 7 Redbud Drive, Nashville, Tennessee 37215

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 12th day of January, 19 96

Marie R Shelton
MARIE R. SHELTON

BOOK 9917 PG 810

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARIE R. 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 12th day of January, 19 96.

My commission expires 11-28-98 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 Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 265,000.00

James R. Henry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January, 19 96

MY COMMISSION EXPIRES: 11-28-98 (AFFIX SEAL)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

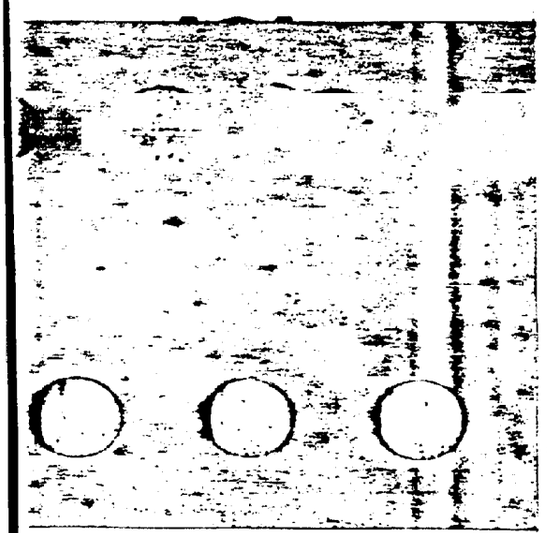
WARRANTY DEED

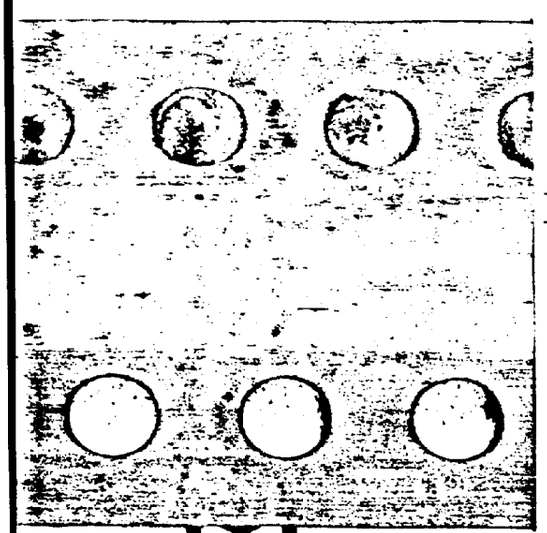
FROM: MARIE R. SHELTON

TO: JAMES R. HENRY AND WIFE, DORIS B. HENRY

7778 01/16 0104 02HECK 989.50

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 9917 PG 811

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 265000.00
CON TX 980.50
PRFEE 1.00
WDEED 8.00
TOTAL 989.50
CHECK 989.50

01/16/96 01 10:23 0001 7778

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0140853
IDENTIF. ↑ REFERENCE

96 JAN 16 AM 10:21
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 996088