56

WARRANTY DEED

File 14128

THIS INSTRUMENT PREPARED BY

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

BOOK 10177 PG 180

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROBERT L. SHELTON	NEW OWNER	Map 130-8-G
(NAME)	(NAME)	
4301 A Lindawood Drive		Parcel 1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215		
(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, DAVID T. HOBBS AND WIFE, KATHRYN G. HOBBS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT L. SHELTON AND WIFE, ANN CLARE SHELTON

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 Unit A on the Plan of Colewood Commons, a planned unit development, as of record in Plat Book 8250, page 616, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to David T. Hobbs and wife, Kathryn G. Hobbs by deed from Doris Ruth Webb and husband, Thomas E. Webb of record in Book 9904, Page 694, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by Grantee ; (2) Restrictions of record in Book 2092, page 410, amended in Book 2097, page 93, Book 2099, page 581, Book 10156, page 345; (3) Charter of record in Book 10158, page 493; and (4) All matters appearing on the Plan of record in Plat Book 2133, pages 10 and 11 and Plat book 8250, page 616, said Register's Office.

DTH
KGH
RS
AS

0220975

IDENTIF. A REFERENCE

96 SEP -4 AM 10:48

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

unimproved (X) property, known as 4301 A Lindawood 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 28th day of August, 19 96

DAVID T. HOBBS

KATHRYN G. HOBBS

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 10177 PG 181

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID T. HOBBS AND WIFE, KATHRYN G. HOBBS

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 28th day of August, 19 96.

My commission expires 9/18/99 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 $ 205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August, 19 96.

MY COMMISSION EXPIRES: 9/18/99
(AFFIX SEAL)

Notary Public

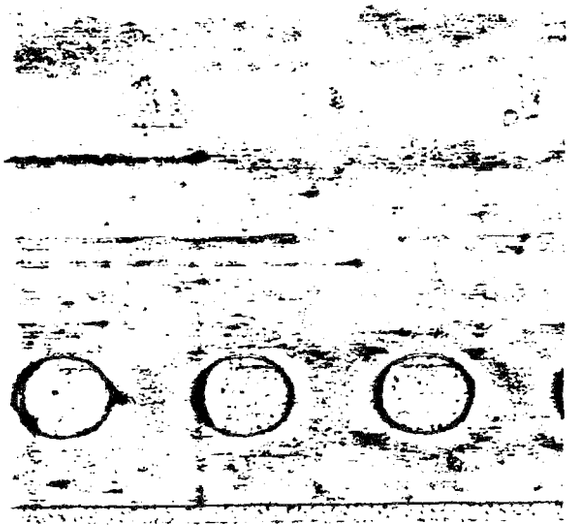
WARRANTY DEED

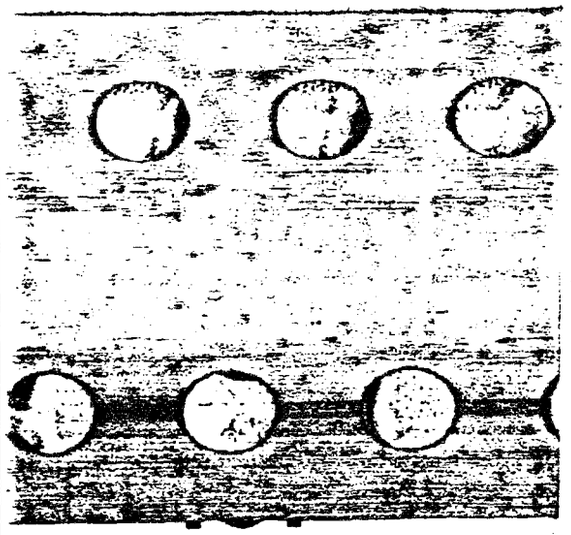
FROM DAVID T. HOBBS AND WIFE, KATHRYN G. HOBBS

TO ROBERT L. SHELTON AND WIFE, ANN CLARE SHELTON

3704 09/04 0101 02CHECK 767.

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 10177 PG 182

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	
				205000.00
			CON TX	758.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	767.50
			CHECK	767.50
09/04/96		01	10:50 0001	3904

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0220975
IDENTIF. ↑ REFERENCE

96 SEP -4 AM 10:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1026407