THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215
(615) 383-4429

FTEC File No. 16694
File Box 9-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $137,700.00

Affiant

Subscribed and sworn to before me, this 6th day of August, 1999.

Notary Public

My Commission Expires: 4-4-2001

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
WILLIAM H. SHELTON	FIRST REPUBLIC MORTGAGE CORP	142-3
7331 Cavalier Court	3212 West End Ave., Ste. 500	9.00
Nashville, Tennessee 37221	Nashville, Tennessee 37203	9D5287

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JUDITH E. SPELL, UNMARRIED,

("Grantor"), has this day bargained and sold, and does hereby transfer and convey to WILLIAM H. SHELTON AND WIFE, PATRICIA CORBIN SHELTON,

("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7331 Cavalier Court, Nashville, TN

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of August, 1999.

4780 08/11 0101 03CHECK 520.49

JUDITH E. SPELL

STATE OF ~~TENNESSEE~~ CALIFORNIA)
COUNTY OF ~~DAVIDSON~~)

CHRISTINE BLAKE
COMM.#1130130
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Mar. 21, 2001

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JUDITH ~~E~~ SPELL, UNMARRIED identified, 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 6th day of August, 1999.

My Commission Expires: 3-21-2001

Notary Public

WARDEED

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Cross Timbers Section 2, as of record in Plat Book 3700, page 92, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Jacob A. Spell and wife Judith E. Spell by deed from Patrick J. Walton and wife, Joni Walton of record in Book 7778, page 930, said Register's Office. Jacob A. Spell and Judith E. Spell have since been divorced by Final Decree in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 97D-3496, dated 6/8/98. Jacob A. Spell has subsequently conveyed his interest in said property to Judith E. Spell by Quitclaim Deed of record in Book 11290, page 146, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; and (2) All matters appearing on the Plan of record in Plat Book 3700, page 92, said register's Office.

062308 I.
IDENTIF. → REFERENCE
99 AUG 11 PM 12:15
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11615 PAGE 497

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0623081
IDENTIF. ↑ REFERENCE

99 AUG 11 PM 12:15

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

			CAMT	
				137700.00
			CON TX	509.49
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	520.49
			CHECK	520.49
08/11/99	01	12:14	0001	4780

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1502950