BOX #14A
G#13616-2

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 2000

Notary Public

MY COMMISSION EXPIRES: 5/27/01
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: NEW OWNER/NON-ESCROWED	MAP-PARCEL NUMBERS
Faye J. Waters	Mortgagee: First Franklin Financial	MAP 149-5
(NAME)	(NAME)	
4917 Barclay Square Drive	2150 North First Street	PARCEL 93
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Jose, CA 95131	2DU6605
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Andrew H. Shelton and wife, Rosie C. Shelton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Faye J. Waters, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 113 on the plan of Terragon Trails, Section One, of record in Book 4860, page 61, Register's Office for said County.

Said Lot No. 113 fronts 66.67 feet on the southwesterly margin of Barclay Square Drive and extends back between parallel lines 120.0 feet to a dead line in the rear.

Being the same property conveyed to Andrew H. Shelton by deed from Ronnie C. Pittman and wife, Anna M. Pittman of record in Book 5426, page 791, Register's Office for Davidson County, TN.

Rosie C. Shelton joins in this conveyance to convey any interest she may have as the wife of Andrew H. Shelton.

Subject to restrictions of record in Book 4967, page 406, said Register's Office.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 4860, page 61, said Register's Office.

Taxes for the year 2000 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

Instr:200008020076703 Page: 1 OF 2
REC'D FOR REC 08/02/2000 3:30:02PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $295.63

unimproved ( )
This is improved (X) property, known as 4917 Barclay Square Drive / Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 27th day of July, 2000

Andrew H. Shelton
Andrew H. Shelton

Rosie C. Shelton
Rosie C. Shelton

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 Andrew H. Shelton and Rosie C. Shelton

the bargainor [illegible], with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of July, 2000.

Commission expires 1-22-2001

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public