This Instrument Was Prepared By:
W. William Davis, Attorney, PC
219 Ward Circle, Suite 3
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/11/01 10:56 2pgs
Fees:11.00 Taxes:777.00
20010111-0003528

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, cash in hand paid, by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, Nancy K. Shelton, unmarried, ("Grantor") have bargained and sold, and do hereby bargain, sell and convey unto Robert J. Mason, ("Grantee") the following described real estate located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being parts of Lots 16 and 17 on the Plan of Williams Addition to Edgefield, of record in Book 21, page 45, Register's Office for Davidson County, Tennessee, described as follows: BEGINNING at a point in the westerly margin of South 7th Street 79.5 feet, more or less, northwardly from the northerly margin of Boscobel Street; thence with the westerly margin of South 7th Street, northerly 95.5 feet to the southerly margin of an alley; thence westwardly with the southerly margin of said alley 100 feet, more or less, to the common corner of Lots 17 and 18; thence with the line between said two lots southwardly 95.5 feet, more or less, to a point 79.5 feet, more or less, from the northerly margin of Boscobel Street; thence eastwardly and parallel to said Boscobel Street, 100 feet, more or less, to the point of beginning.

Being the same property conveyed to Nancy K. Shelton by Warranty Deed of Annie Laurie Martin, a single person, dated July 27, 1992, and of record in Book 8685, page 766, Register's Office of Davidson County, Tennessee.

This property is known as 308 S. 7th Street, Nashville, TN 37206

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property.

TO HAVE AND TO HOLD The aforesaid tract or parcel of land with the appurtenances, estate title and interest thereto belonging to the Grantee his heirs and assigns in fee simple forever.

Grantor does hereby covenant with the Grantee that the Grantor is lawfully possessed of said land in fee simple, the Grantor has a good right to sell and convey same; that the same is unencumbered except as noted herein and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

WITNESS the signatures of the Grantor this 8th day of January, 2001.

Nancy K. Shelton

Re\deed.mason

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Nancy K. Shelton personally appeared before me and is known or proved to me to be the person who being informed of the contents of the foregoing instrument has executed same and acknowledged said instrument to be her free and voluntary act and deed and that she executed said instrument for the purposes and uses therein set forth.

Witness my hand and official seal this 8th day of January, 2001.

Jacqueline G. Brown
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $210,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 8th day of January, 2001.

Jacqueline G. Brown
Notary Public

Commission Expiration:

RETURN TO:

W. William Davis, Attorney, PC
219 Ward Circle, #3
Brentwood, TN 37027

SEND TAX BILLS TO:

Countrywide Home Loans
PO Box 670009
Dallas, TX 75267-0009

PROPERTY ADDRESS:

308 S. 7th Street
Nashville, TN 37206

MAP & PARCEL:
82-16-312

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