# WARRANTY DEED

Return to.
All-Star Title, Inc
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

Davidson County DEEDWARR
Recvd: 06/05/01 20:21 1pgs
Fees:11.00 Taxes:621.60

20010605-0058787

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of May 2001.

Notary Public

MY COMMISSION EXPIRES 5/20/02
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY**
Bruce Balcom, 120 Donelson Pike, Ste 201, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James L. Thomas | SAME | 150-12A-66 |
| (NAME) | (NAME) | |
| 1405 Rugosa Ct. | SAME | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | SAME | |
| (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, **Gary W. Schelton and wife, Trina S. Schelton**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James L. Thomas, a married man**, 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. 674 on the plan of Somerset, Phase 3, as of record in Plan Book 6900, page 858, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Gary W. Schelton and wife, Trina S. Schelton by Deed from Michael J. Giaecone and wife, Judy Ruth Giaccone dated 1/27/93, recorded 2/1/93 in Book 8852, page 829, Register's Office for Davidson County, Tennessee.

This is improved ■ unimproved property, known as 1405 Rugosa Ct., 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 our/my hands this 5/22/01.

Gary W. Schelton

Trina S. Schelton

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Gary W. Schelton and Trina S. Schelton and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Nashville, Tennessee this 5/22/01

Commission expires: 5/20/02

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public