Box 58A

18.00
573.50

Davidson County DEEDWARR
Recvd: 05/03/02 13:45 3pgs
Fees:18.00 Taxes:573.50
20020503-0054736

THIS INSTRUMENT WAS PREPARED BY:
STINNETT & WILKINSON
Attorneys at Law
106 Frey Street
Ashland City, Tennessee 37015

File No. 4114

ADDRESS NEW OWNER(S):
David N. Selby, et ux
3416 Shellbark Dr.
Whites Creek, TN 37189

SEND TAX BILLS TO:
Same

MAP: 39
PARCEL: 198
FIELD BOOK: 14D-52006

****

WARRANTY DEED

****

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **DOROTHY COE ALLEN, a single person**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DAVID N. SELBY and wife, DEBORAH L. SELBY**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land located in the 14th Civil District of **Davidson** County, State of Tennessee, described as follows, to-wit:

> **BEING** Lot No. 4 on the Plan of Hickory Hollow, as of record in Book 4675, page 86, Register's Office for said County, described as follows:
>
> **BEGINNING** at a point in the northwesterly margin of Shellbark Drive, said point being the common front corner of Lots Nos. 4 and 3; thence with a line between said two lots, northwestwardly 787.11 feet to a point; thence North 28 degrees 53 minutes 7 seconds East 101.95 feet to a point; thence southeastwardly 797.88 feet to a point in the northwesterly margin of Shellbark Drive; thence with the same and along a slight curve having a radius of 1909.86 feet southwestwardly 175 feet to the point of beginning.
>
> **BEING** the same property conveyed to Dorothy Coe Allen, by deed from Margie L. Williams, Executrix of the Estate of Walter B. Williams, deceased, for purpose of sale, of record in Book 5360, Page 418, Register's Office for Davidson County, Tennessee.
>
> This conveyance is **subject** to restrictive covenants of record in Book 4921, Page 11, Register's Office for Davidson County, Tennessee, and to all matters as shown on plat of record in Plat Book 4675, Page 86, said Register's Office.

This is the same description as in the previous deed of record.

This is improved property known as 3416 Shellbark Drive, Whites Creek, Tennessee 37189.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and I do covenant with the said Grantee(s) that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall be the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 30 day of April, 2002.

Dorothy Coe Allen

DOROTHY COE ALLEN

****

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 **DOROTHY COE ALLEN**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 30 day of April, 2002.

Notary Public

My Commission Expires: 10-25-03

R. ALLISON III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE]
COUNTY OF _____]

The actual consideration or value, whichever is greater, for this transfer is **$155,000.00**.

Affiant

Sworn to and subscribed before me, this 30 day of April, 2002.

Notary Public

My Commission Expires: 10-23-03

HENRY R. ALLISON III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

jb:4114Deed.dee