This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDWARR
Recvd: 06/28/02 11:12 2pgs
Fees:13.00 Taxes:225.70
20020628-0078210

# WARRANTY DEED

Address new owner as:
Pat Shrift
1201 Ordway Place
Nashville, Tennessee 37206

Send tax bills to:
Same

Map-Parcel
Map 72-7
Par 251

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Marion Alys Clemmons and Patricia Crain Tipton, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey to Pat Shrift, a single person, (the "Grantee"), his heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being Lot No. 4 of block "B" on the Plan of Inglewood Golf Club Estates, as of record in Book 843, page 98, Register's Office for said County, described as follows:

Beginning on the southerly margin of Shelton Avenue at the corner of lots Nos. 3 and 4; thence with the line between said two lots, southwardly 178 feet; thence eastwardly 16.4 feet to a hackberry, continuing in an easterly direction 62.5 feet, in all 78.9 feet to the corner of lots Nos. 4 and 5; thence with the line between lots No. 4 and 5, northwardly 173 feet to the southerly margin of Shelton Avenue; thence with the same westwardly 60 feet to the beginning.

Being the same property conveyed to David L. Crain and wife, Marion K. Crain by deed of record in Deed Book 1975, page 531, Register's Office for Davidson County, Tennessee, both the said David L. Crain and wife, Marion K. Crain, having since died and leaving as their heirs at law, Marion Alys Crain and Patricia L. Tipton.

This is improved property known as 1406 Shelton Avenue, Nashville, Tennessee.

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

And we, the Grantors, do covenant with said Grantee that we are lawfully seized and possessed of said land in fee simple; that we have a good right to convey it, and that the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and all liens and records of encumbrance and for real property taxes for the year 2002.

And we, the Grantors, further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

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

**WITNESS** our hands this 25th day of June 2002.

Marion Alys Crain Clemmons
MARION ALYS CRAIN

Patricia Crain Tipton, POA
PATRICIA CRAIN TIPTON
by: Marion Alys Crain, POA

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marion Alys Clemmons, the within named 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, at office, this 25th day of June 2002.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 25, 2003

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

On this 25th day of June 2002, before me personally appeared Marion Alys Clemmons, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Patricia Crain Tipton and who acknowledged that she executed the same as the free act and deed of said Patricia Crain Tipton.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 25, 2003

The above referenced Power of Attorney naming Marion Alys Clemmons as the attorney in fact for Patricia Crain Tipton is being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value whichever is greater, for this transfer is $61,000.00.

AFFIANT

Subscribed and sworn to before me, this 25th day of June 2002.

NOTARY PUBLIC

My Commission Expires OCT. 25, 2003