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1pdb

WARRANTY DEED

This instrument prepared by:
Dodson, Parker, Dinkins & Behm, P.C.
306 Gay Street, Suite 400
Nashville, TN 37201

Davidson County DEEDWARR
Recvd: 07/16/02 15:56 2pgs
Fees:13.00 Taxes:362.60

20020716-0085771

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Holman Shelton	Same	164-00-0
3756 Pin Hook Road		par. 184
Antioch, TN 37013		

FOR AND IN CONSIDERATION of the sum of Ninety Eight Thousand and no/100 ($98,000.00) Dollars, the receipt and sufficiency of which is hereby acknowledged, I, **Mariel K. Redmond** have this day bargained and sold, and do hereby transfer and convey unto the said **Holman Shelton** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being a part of three (3) tracts of land in the Second Civil District of Davidson County, Tennessee, shown on the plat and survey made by Cummings Surveying Company, March 25, 1969, as follows:

Tract No. II: Described as follows:
BEGINNING at an iron pin in the north margin of Pin Hook Road at a corner of the property conveyed to Joseph Foster and wife, by deed from Daniel E. Taylor and wife, as of record in Book 2535 page 195; thence with the margin of the road, North 80 degrees 20' West 358.4 feet to an iron pin in the Center of a 50 foot ingress and egress easement; thence with the center line of said easement, North 4 degrees 40' East 607.5 feet to an iron pin in the line between Tracts Nos.1, 2 and 3; thence with the line between Tracts Nos. 2 and 3, South 80 degrees 48' East 356.9 feet to an iron pin, Foster's northwest corner; thence along his west line, South 4 degrees 30' West 610.5 feet to the beginning containing 5 acres, more or less.

Included in the forgoing description but excluded from this conveyance is a certain tract or parcel of land described as follows:

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 2 on the Map of Andrew King Subdivision, of record in Plat Book 4715, page 7, said Register's Office.

Said Lot No. 2 fronts 179.20 feet on the north side of Pin Hook Road and extends back between lines 610.47 feet on the east line and 609.04 feet on the west line in the rear on which it measures 179.07 feet thereon.

Said Lot No. 2 being the same property conveyed to Zack E. Avent and wife, Margaret M. Avent, by deed from Andrew King and wife, Millie King, of record in Book 4900, page 583, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Adminstratrix's Quitclaim Deed from the estate of Millie King, Marion B. King, Administratrix, C.T.A. to Marion B. King dated May 12, 1992 and filed for record in book 8630, page 502, Register's Office for Davidson County, Tennessee, and further conveyed by Quitclaim Deed from Robert Greene, Trustee, to Marion B. King and Mariel Redmond, joint tenants with the rights of survivorship dated February 21, 2002 and filed for record as Instrument No. 20020716 0085770 in the Register's Office for Davidson County, Tennessee. The said Marion B. King having died on April 12, 2002, property is now vested to Mariel Redmond.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $98,000.00

Subscribed and sworn to before me this the 21st day of June 2002
My Commission Expires: 7/24/04
(Affix Seal)

Affiant

Notary Public

This is improved property, known as 3756 Pin Hook Road, Antioch, TN 37013.

TO HAVE AND HOLD said real estate, with the appurtenant, estate, title and interest thereto belonging, to the Grantees, his successors, heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unemcumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 21st day of June, 2002, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Mariel K. Redmond

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Richard L. Dinwiddie a Notary Public in and for said County and State Mariel K. Redmond, the within named bargainor, with whom I am personally acquanted (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 21st day of June, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/24/04