BOX 48A

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway West, Suite 107
Smyrna, TN 37167

04-0302-50600

Davidson County DEEDWARR
Recvd: 04/21/03 16:20 2pgs
Fees:13.00 Taxes:270.10

20030421-0052270

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 73,000.00.

Mary E Cobb

MARY JANE HARRIS NOTARY PUBLIC AT LARGE GILES COUNTY, TN

Affiant

Subscribed and sworn to before me, this 9th day of April, 2003.

Notary Public

My Commission Expires October 19, 2004

commission expires: ~~04/17/05~~ 10-19-04

| Address of New Owner | Send Tax Bills to: | Tax Information |
|---|---|---|
| Mary E. Cobb | CTX Mortgage Company | 8O-4-067 |
| 1701 South Hamilton Road | P. O. Box 199000 | |
| Nashville TN 37211 | Dallas, TX 75219 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John F. Shelton, Jr. and Bobby Joe Adkins**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Mary E. Cobb**, hereinafter called the Grantees, their successors 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 part of Lot No. 15, of Block 2 on the Plan showing of G.T. Sheegog's Subdivision of Bordeaux, as of record in Book 421, Page 191, Register's Office for said County, described as follows from a copy of a survey by Cummings and Cummings, Engineers, dated June 18, 1971.

Beginning with an iron pin at the northeast corner of South Hamilton Road and Hydes Ferry Road; thence with the easterly margin of Hydes Ferry Road, North 31" 10' West 161.53 feet to an iron pin; thence, North 40 degrees 28' 30" East 29.04 feet to an iron pin; thence South 52" 23' East 165.63 feet to an iron pin in the northwest margin of South Hamilton Road; thence South 48" 18' West 89.0 feet to the point of the beginning.

Being the same property conveyed to John F. Shelton and wife, Mary B. Shelton by deed from Morris Kraft and Calvin A. Buchman of record in Book 4519, Page 481, Register's Office for Davidson County, Tennessee. John F. Shelton, Sr. died, Mary B. Shelton aka Mary Toye Shelton subsequently died and by Will of record in Davidson County Probate Court File No. O1P-90, subject property was devised to John F. Shelton, Jr. as to a two-thirds undivided interest and Bobby Joe Adkins as to a one-third undivided interest.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1701 South Hamilton Road, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 28th day of March, 2003.

John F. Shelton, Jr.

Bobby Joe Adkins

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **John F. Shelton, Jr.**, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand at office on this 16th day of April, 2003.

Notary Public

My Commission expires: ~~09/17/05~~ 10-19-04

MARY JANE HARDEN
NOTARY PUBLIC AT LARGE
GILES COUNTY, TENN.
My Commission Expires October 19, 2004

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bobby Joe Adkins, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purpose therein contained.

Witness my hand this 9th day of April, 2003.

LaDonna Dowdy
Notary Public

My Commission Expires: 10/13/2004

LADONNA DOWDY
NOTARY PUBLIC AT LARGE
MONTGOMERY COUNTY, TENNESSEE