Davidson County DEEDWARR
Recvd: 07/01/03 10:38 1pgs
Fees:13.00 Taxes:407.00

20030701-0090548

WARRANTY DEED

SHELTON-H03508

STATE OF Tennessee

COUNTY OF CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th DAY OF June, 2003.

(Affix Seal) Notary Public

My Commission Expires:

RITA N. MANGRUM NOTARY PUBLIC WILLIAMSON CO. TN

My Commission Expires April 6, 2004

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
120 Anderson Lane
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Ron Shelton and Debbie Shelton	Franklin American Mortgage	21-00-78
6209 Clarksville Hwy.	501 Corporate Center Dr	
Joelton, TN 37080	Franklin, TN 37067	

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 consideration, the receipt of which is hereby acknowledged, I/we, **JOHN L. HOSTETTLER AND wife, STACY M. HOSTETTLER, F/K/A STACY M. DOWLEN**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **RONNIE L. SHELTON AND WIFE, DEBBIE L. SHELTON**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

SITUATED in the 14th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a stake and fence post at Hicks northwest corner in the West boundary line of U.S. 41-A Highway; running thence with said Hick's West line, South 18 deg. West 325 feet to a stake; thence north 73 degrees west 100 feet to a stake; thence south 73 degrees east 50 feet to a stake; thence north 18 1/2 feet to the south boundary line of U.S. 41-A Highway; thence with said Highway, South 60 degrees east 50 feet to the beginning, containing 6/10 of an acre, more or less, according to a survey of J.P. Gallaber, made February 10, 1982, Together with an easement to secure water from a well as set out in an instrument of record in Book 3645, page 261, together with the right of others in and to the use of the same.

Being the same property conveyed to John L. Hostettler and Stacy M. Dowlen, as Tenants in common with right of survivorship, by Warranty Deed from Margaret A. Carney Roberts, dated October 18, 1999 and of record in Book 11709, Page 406, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 6209 Clarksville Pike., Joelton, Tennessee 37080 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 27th day of June, 2003 :

John L. Hostettler

Stacy M. Hostettler

STATE OF Tennessee

COUNTY OF CHEATHAM

Personally appeared before me, George R. Woods Sr., a Notary Public in and for said County and State, the within named JOHN L. HOSTETTLER AND STACY M. HOSTETTLER, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Ashland City, Tenn. this 27th day of June, 2003.

Notary Public

My Commission Expires: 12/10/06

GEORGE R. WOODS SR NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE