REGISTRAR, PLEASE RETURN TO:
AmTITLE & ESCROW, LLC
515 Rivergate Parkway, Suite 111
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 159,900.00

Affiant

Davidson County DEEDWARR
Recvd: 07/18/03 11:20 2pgs
Fees:13.00 Taxes:591.63
20030718-0101154

MAXINE F. WEAVER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July 2003

Notary Public

My Commission Expires NOV. 25, 2006 COMMISSION EXPIRES

File No. G3-8700D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Wayne Donaldson, Jr. and Aundrea L. Donaldson, husband and wife (NAME)	1st Trust Bank for Savings (NAME)	42-11-46
106 Diane Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 17257 (STREET ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (P.O. ZIP)	Memphis, TN 38187-0257 (CITY)(STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Karen Michelle Johnston Shelton, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wayne Donaldson, Jr. and Aundrea L. Donaldson, husband and wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Lot No. 11 on the plan of Haven Acres, Section one, as of record in Book 2331, page 89, Register's Office for Davidson County, Tennessee.

Said Lot fronts 225 feet on the westerly side of Diane Court and runs back between lines, 159.05 feet on the northerly line and 157.97 feet on the southerly line, to a dead line, which is a broken line, measuring 228.72 feet thereon.

Being the same property conveyed to Karen Michelle Johnston, unmarried , by Deed of Record in Book 1365, Page 300, Register's Office for Davidson County, Tennessee. Karen Michelle Johnston is now married and known as Karen Michelle Johnston Shelton.

Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.
James R. Shelton joins in this conveyance for the purpose of conveying any interest he may have in said property, particularly marital interest.

unimproved ( )
This is improved (XX) property, known as 106 Diane Court, Madison, TN 37115.

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 and assigns, forever, and we do covenant with the said GRANTEES that we are 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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/our hand(s) this July 15, 2003

X Karen Michelle Johnston Shelton
Karen Michelle Johnston Shelton

X James R. Shelton
James R. Shelton

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 Karen Michelle Johnston Shelton and James R. Shelton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 15th day of July, 2003.

Commission expires 3/25/06

MICHAEL T. MOSS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ (title) for _____ (corporation), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ (title) of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of June, 2003.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, attorney-in-fact for _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of June, 2003.

My Commission Expires:_____

Notary Public

Prepared by & Return to

Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
(615) 452-5282