THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
228 Jackson Meadows Drive
Hermitage, TN 37076

Address of new owner and
SEND TAX BILLS TO: Shelton McElroy
~~Community First Bank and Trust~~ 2520 Sharondale Drive
~~601 S. James Campbell Blvd.~~ Nashville, TN 37215
~~Columbia, TN 38401~~

Davidson County DEEDWARR
Recvd: 09/24/03 14:50 2pgs
Fees:13.00 Taxes:791.80
20030924-0141663

MAP PARCEL NUMBERS
104-15-311.00

WARRANTY DEED

THIS INDENTURE, made and entered into this **22nd** day of September, **2003**, by and between **Suzanne M Shamanski**, party of the first part, and **Shelton McElroy**, party of the second part,
unmarried
WITNESSETH: That for and in consideration of **$214,000.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of Davidson State of Tennessee:

BEING the easterly part of Lot No 79 on the plan of Belair, of reocrd in Book 332, page 6, Register's Office for said County:

Said portion of Lot NO. 79 fronts 50 feet on the southerly margin of west Linden Avenue, formerly Sunset Avenue, and extends back between parallel lines a distance of 192 feet to a dead line in the rear.

Being the same property conveyed to Suzanne S. Dickerson by Quitclaim Deed form Danny R. Dickerson, of record in instrument Number 200011150113390, Register's Office for Davidson County, Tennessee.

Suzanne M. Shamanski and Suzanne S. Dickerson are one and the same person.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2003 which have been prorated and assumed by the grantee(s); any and all matters appearing of record in Plat Book 332, page 6; any and all easements, right-of-ways, zoning regulations, setback lines, restrictions, etc. of record in the Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Suzanne M Shamanski
Suzanne M Shamanski

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Suzanne M Shamanski** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 22nd day of September, 2003.

My commission expires _____

Notary Public

TIM E. PLANICKA NOTARY PUBLIC AT LARGE WILSON COUNTY, TN
MY COMMISSION EXPIRES MAY 29, 2006

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$214,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 22nd day of September, 2003.

PROPERTY ADDRESS:
2509 West Linden Ave.
Nashville, TN 37212,