WARRANTY DEED

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Craig Stevens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October, 20 03

Pamela J. Smith
Notary Public Pamela J. Smith

MY COMMISSION EXPIRES: 08/26/06

(AFFIX SEAL)

Pamela J. Smith NOTARY PUBLIC AT LARGE Sumner County

Davidson County DEEDWARR
Recvd: 10/08/03 08:03 2pgs
Fees:13.00 Taxes:592.00

20031008-0148864

THIS INSTRUMENT WAS PREPARED BY
Middle Tennessee Closing Services Corporation 650 Nashville Pike, Suite 7A Gallatin, TN 37066 (615)451-9595

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Craig E. Stevens	Craig Stevens	MAP 064-12-O-C
		PARCEL 212.00
212 Lexington Way	212 Lexington Way	
Hermitage, TN 37076	Hermitage, TN 37076	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Aline C. Shelton by Lowell W. Clark as Attorney in Fact, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Craig E. Stevens, 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 Unit No. 212 on the Plan of Lexington, Phase 2, a Horizontal Property Regime, of record in Plat Book 6250, page 340-341, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Fred B. Shelton and wife, Aline C. Shelton as tenants by the entirety with rights of survivorship by Warranty Deed from Commercial Federal Mortgage Corporation dated 3/16/92, and of record in Book 8581, page 417, Register's Office for Davidson County, Tennessee. Said Fred B. Shelton having since died and sole ownership of subjet property being retained by Aline C. Shelton.

unimproved ( )
This is improved (X) property, known as 212 Lexington Way (House Number) (Street) (P.O. Address) Hermitage, TN (City or Town) 37076 (Postal Zip)

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 said land to the 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/Our) hand(s) this 1st day of October, 20 03.

Aline C. Shelton by Lowell W. Clark
Aline C. Shelton by Lowell W. Clark as Attorney in Fact

as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Aline C. Shelton, by Lowell W. Clark as her Attorney in Fact, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Aline C. Shelton, and acknowledged that such person executed the same as the free act and deed of Aline C. Shelton.

Witness my hand and official seal at Gallatin, Tennessee, this 1st day of October, 20 03.

Pamela J. Smith
Notary Public Pamela J. Smith

My Commission Expires: 08/26/06

