Davidson County DEEDWARR
Recvd: 10/15/03 10:59 2pgs
Fees:13.00 Taxes:358.90

20031015-0152816

WARRANTY DEED

G-AH-03-4305

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF October, 2003.

Notary Public

MY COMMISSION EXPIRES: 5/3/07 (AFFIX SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO (NAME)	MAP-PARCEL NUMBERS
Mario Gomez	New Owner	
4305 Winter Brook Road		32-13-28
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DONALD K. SHELTON AND WIFE, PAULA SHELTON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARIO GOMEZ AND WIFE, ~~GLORIA GOMEZ~~ XXXXXX XXXXXX *, 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:

Land in Davidson County, Tennessee, being Lot No. 151 on the Plan of Timbertrail Subdivision, Section 1, of record in Book 5200, page 205, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Donald K. Shelton, unmarried from Diamond Salmons and wife, Deborah Kaye Salmons by Warranty Deed dated March 30, 1993 and filed for record on April 2, 1993, in Book 8905, Page 571, Register's Office for Davidson County, Tennessee.

Paula Shelton joins in this instrument for the purpose of conveying any and all marital interest in and to said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 5200, Page 205, Book 5522, Page 681, Book 5469, Page 567, and Plat Book 5200, Page 205, Register's Office for Davidson County, Tennessee.

*** Gloria Contrares**

unimproved ( )
This is improved (X) property, known as 4305 Winter Brook Road, Nashville, Tennessee 37207
(House Number) (Street) (P O Address) (City or Town) (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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 9th day of October, 2003.

Donald K. Shelton

Donald K. Shelton

Paula Shelton

Paula Shelton

STATE OF _____

COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged such person to be President (or other officer authorized to execute the Instrument) of _____, the within named bargainor, a corporation and that such President or officer executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President or Officer.

Witness my hand and seal, at office this _____day of _____, 2003.

_____

NOTARY PUBLIC

MY COMMISSION EXPIRES:

_____

STATE OF TN

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personall appeared Donald K. Shelton & Paula Shelton, (name), the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged that he/she/they executed the within named instrument for the purposes therein contained.

Witness my hand and seal, at office this 9th day of October, 2003.

_____

NOTARY PUBLIC

MY COMMISSION EXPIRES:

7/29/06

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.