Davidson County DEEDWARR
Recvd: 11/21/03 08:09 2pgs
Fees:13.00 Taxes:252.53

20031121-0169677

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42578

WARRANTY DEED

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of November, 2003

Notary Public

MY COMMISSION EXPIRES: 5/30/07

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Siewert	~~SAME~~	119-5-296
5711 Chadwick Ln	Fifth Third Mortgage	
Brentwood, TN 37027	38 Fountain Square Plaza	
	Cincinnati, OH 45263	

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, I/WE, **JANICE E. HARPER, MARGARET BRINKLEY, REBECCA G. AARON and KENNETH N. SHELTON, being all of the heirs at law of JAMES A. SHELTON, deceased**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian Siewert

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 3, Joyner Street Homes, as recorded in Book 6900, Page 309, Register's Office, Davidson County, Tennessee

Being the same property conveyed to James A. Shelton, unmarried, by deed from Regina A. Jordan, of record in Book 9508, page 242, Register's Office for Davidson County, Tennessee. The said James A. Shelton having since died. See Affidavit of Heirship recorded simultaneous herewith as Instrument Number 20031121 - 0169676, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 206 Joyner Avenue, Nashville, TN 37210

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. 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 14th day of November, 2003

JANICE E. HARPER

MARGARET BRINKLEY

REBECCA G. AARON

KENNETH N. 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 JANICE HARPER, MARGARET BRINKLEY and REBECCA G. AARON, the bargainors, 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 Nashville, Tennessee, this the 14 day of November, 2003.

NOTARY PUBLIC

My Commission Expires: 2/29/2006

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

STATE OF TENNESSEE)
)
COUNTY OF KNOX)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named KENNETH N. SHELTON, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Knoxville, Tennessee, this the 12th day of November, 2003.

Diane G. McNeil
NOTARY PUBLIC

DIANE G. McNEIL NOTARY PUBLIC AT LARGE KNOX CO. TENN.

My Commission Expires: Sept. 12, 2004