Davidson County DEEDWARR
Recvd: 04/21/04 11:54 2 pgs
Fees:13.00 Taxes:538.35

20040421-0045271

THIS INSTRUMENT PREPARED BY:
Forsythe Title & Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 17902K

MAP/GROUP/PARCEL:
025-11-0/032.00

NEW OWNER'S NAME AND ADDRESS:
RANDY J. SHELTON AND STEPHANIE S. SHELTON
405 HIGHLAND HEIGHTS
GOODLETTSVILLE, TENNESSEE 37072

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, KENNETH REID PARKINSON and FRANCES PARKINSON, HUSBAND AND WIFE, hereinafter called Grantors, do hereby transfer and convey unto RANDY J. SHELTON and STEPHANIE S. SHELTON, HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 31 ON THE PLAN OF HIGHLAND HEIGHTS ACRES, OF RECORD IN BOOK 3700, PAGE 97, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

The subject property is commonly known as 405 HIGHLAND HEIGHTS, GOODLETTSVILLE, TN 37072.

BEING the same property conveyed to Grantors herein by deed of record in Book 5306, Page 709, Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

KENNETH REID PARKINSON

FRANCES PARKINSON

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, KENNETH REID PARKINSON and FRANCES PARKINSON, HUSBAND AND WIFE, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 16th day of APRIL, 2004.

NOTARY PUBLIC

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires April 20, 2004

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $145,500.00.

AFFIANT

Sworn to and subscribed before me, this the 16th day of APRIL, 2004.

NOTARY PUBLIC

SONDRA KIRBY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

My Commission Expires:

MY COMMISSION EXPIRES JAN. 20, 2008