This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040273

Return to:
Elite Title Company
109 Westpark Drive
Suite 230
Brentwood, TN 37027

Send Tax Bills To:
SAME

Davidson County DEEDWARR
Recvd: 07/06/04 15:13 2pgs
Fees:13.00 Taxes:255.86
20040706-0080088

New Owner is:
James Harrelson
3513 Sanford Ave.
Nashville, TN 37211

MAP: 133-06
PARCEL: 58.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **W. Keith Shackleford ,a married man** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **James Harrelson , a married man** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 10 on the Map of D.M. Mincy's Addition to Flatrock, as of record in Book 547, page 24, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to W. Keith Shackleford, a married man, from Alphonso Jackson, Secretary of Housing and Urban Development, by Deed dated December 15, 2003 and recorded January 2, 2004 in Instrument No. 200401020000812, Register's Office for Davidson County. Also conveyed to Alphonso Jackson, Secretary of Housing and Urban Development from Gregg S. Murphy, Trustee, by Substitute Trustee's Deed dated March 18, 2003 and recorded in Instrument No. 20031007-0148562, said Register's Office.

This conveyance is subject to all matters of record on plat in Book 547, page 24, Register's Office for Davidson County.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant

and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30 day of June, 2004.

GRANTOR:

W K Shackleford

W. Keith Shackleford

Christy G. Shackleford

Christy G. Shackleford

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **W. Keith Shackleford ,a married man** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30 day of June, 2004.

DAVID ROETGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 9-24-05

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $69,150.00.

Affiant

SWORN TO and subscribed before me this 30 day of June, 2004.

DAVID ROETGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My commission expires:

9-24-05