WARRANTY DEED

G-CD-04-3376

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF July, 2004.

Notary Public

MY COMMISSION EXPIRES: 5-24-08
(AFFIX SEAL)

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

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
Kaprice G. Shelton	Same	
3370 Oak Trees Court (ADDRESS)	Same (ADDRESS)	150-7-297
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Same (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 JOSH M. WILLIAMS AND WIFE CHRISTINA L. WILLIAMS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KAPRICE G. SHELTON, 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. 41 A Zone Lot Division, Lot No. 41, Lakeshore Woods, Section Three, as of record in Book 5200, page 768, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Josh M. Williams and wife, Christina L. Williams by Deed dated July 30, 2001 and filed for record on August 9, 2001 in Instrument No. 20010809-0085906, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 6234, page 140; Book 6230, page 385; Book 6176, page 370; Book 6176, page 362; and Plat Book 5200, page 768, Regiter's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3370 Oak Trees Court, Antioch, Tennessee 37013
(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 30th day of July, 2004.

Josh M. Williams

Christina L. Williams

Davidson County DEEDWARR
Recvd: 08/04/04 09:04 2pgs
Fees:13.00 Taxes:321.90

20040804-0093220

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Josh M. Williams and Christina L. Williams, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 30th day of July, 2004.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires JULY 19, 2008

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903