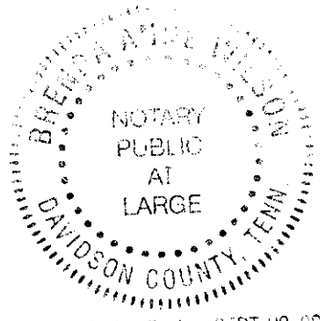
WARRANTY DEED



My Commission Expires SEPT. 12, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eureka L. Grant	Franklin American Mort.	33-16-110
(NAME)	(NAME)	
1121 Nelson Drive	501 Corporate Center #400	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Charles T. Shelton and wife, Cynthia J. Shelton, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eureka L. Grant, unmarried, 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:

Land in Davidson County, Tennessee, being Lot No. 109-A, Zone Lot Division Lots 100-1111, Section 2, Primrose Meadows, of record in Plat Book 4860, Page 105; amended in Book 5711, Page 866 and Book 6900, Page 105, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Charles T. Shelton and wife, Cynthia J. Shelton, by Quitclaim Deed dated July 22, 1998, from Charles T. Shelton, unmarried, of record in Book 11045, Page 334, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Charles T. Shelton by Cynthia J. Shelton as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20040806 0095188, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1121 Nelson Drive, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 08/06/04 14:03 2pgs
Fees:13.00 Taxes:327.45



20040806-0095189

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 our hands this 30th day of July, 2004.

Charles T Shelton by Cynthia J Shelton

Charles T. Shelton by Cynthia J. Shelton as Attorney-in-Fact

Cynthia J Shelton

Cynthia J. 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, Cynthia J. Shelton, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of July, 2004.

Commission expires: November 27, 2004

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Deborah K. Devine Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of July, 2004, before me personally appeared Cynthia J. Shelton, the person who executed the foregoing instrument on behalf of Charles T. Shelton, and acknowledged that she executed the same as the free act and deed of the said Charles T. Shelton, through Power of Attorney granted Cynthia J. Shelton by the said Charles T. Shelton.

Witness my hand and official seal at Nashville, Tennessee this 30th day of July, 2004.

Commission expires: November 27, 2004

DEBORAH K. DEVINE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Deborah K. Devine Notary Public