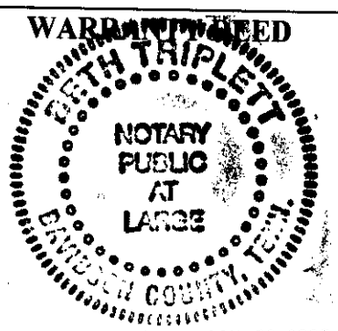
Box 13 #8407

WARRANTY DEED



My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,900.00

Jill B. Haver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF AUGUST, 2004.

Beth Triplett
Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jill B. Haver	Colonial National Mortgage, A Division of Colonial Savings, F. A.	119-1-220
(NAME)	(NAME)	
2200 Fox Avenue	2626 West Freeway	119-1-221
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37210	Fort Worth, TX 76102	
(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, Andrew J. Shelton and wife, Deborah Shelton HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jill B. Haver, married and Steven R. Haver, 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. 182 and the northerly 25 feet of Lot 183 on the Map of Overhill City and W. H. Fox Subdivision of certain lots in Cumberland Nurseries, as of record in Book 332, page 21, Register's Office for said County.
Said Lot No. 182 and the said northerly part of Lot NO. 183 adjoin and front together 84.7 feet on the east side of Fox Avenue and run back between lines, measuring 150.03 feet on the north line, as measured along the south margin of Mill Creek Church Road and 150 feet on the south line as measured along the south line of the north part of Lot No. 183 to an alley in the rear on which they measure 87.5 feet thereof.

Included in description but expressly excluded from conveyance is property described of record in Book 8620, page 370, said Register's Office.

Being the same property conveyed to Andrew J. Shelton, by deed of record in Book 8868, Page 280, Register's Office for Davidson County, Tennessee.

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

Deborah Shelton joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☒ property, known as 2200 Fox Ave., Nashville, TN 37210
(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 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.

Davidson County DEEDWARR
Recvd: 08/18/04 14:30 2pgs
Fees:13.00 Taxes:303.03
20040818-0099933

Witness my hand this 13th day of August, 2004.

Andrew J. Shelton

Deborah Shelton

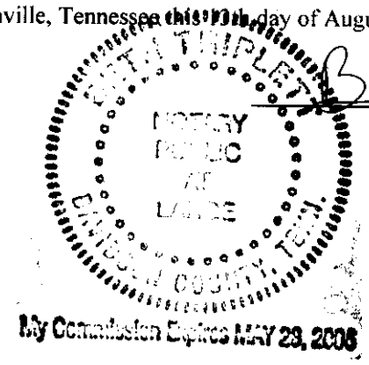
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew J. Shelton and Deborah Shelton 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13th day of August, 2004.

Commission expires: May 28, 2006



Notary Public