Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 10/08/04 13:24 2pgs
Fees:13.00 Taxes:203.50

20041008-0122020

08-0409-90369

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $55,000.00

Affiant

Subscribed and sworn to before me, this 29th day of September, 2004.

Notary Public
My commission expires:

BRENDA ANNE WILSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Address of New Owner:	Send Tax Bills to:	Tax Information
Thomas Lipscomb 2002 28th Avenue North Nashville TN 37208	New Owner	081-060-003.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Marvin C. Shelton, Reneta Shelton Adams, Stanley William Shelton, Kevin DeWayne Shelton, Charles Garrett, Jr., and Corrine M. Shelton Garrett, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Thomas R. Lipscomb and wife, Dorothy J. Lipscomb, hereinafter called the Grantees, their successors 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. 100 on the Map of Cumberland Gardens Subdivision, as of record in Book 2900, page 3, 4 Register's Office for Davidson County, Tennessee.

Said Lot No. 100 fronts 60.0 feet on the east margin of 28th Avenue North and runs back 125.1 feet on the North line and 103.1 feet on the south line to a dead line, measuring 63.9 feet thereon.

Being the same property conveyed to Marvin C. Shelton, Renetta Shelton Adams, Stanley William Shelton, Kevin DeWayne Shelton and Charles Garrett, Jr. by quitclaim deed from Clifford S. Shelton and wife, Alberta Shelton and Corrine M. Shelton Garrett and husband, Charles Garrett, Sr., reserving a life estate unto Clifford S. Shelton and Corrine M. Shelton Garrett, dated July 9, 1985 of record in Book 6771, page 139, Register's Office for Davidson County, Tennessee. The said Clifford S. Shelton having since died.

This property is investment property and is not the marital residence of the grantors and their spouses.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2002 28th Avenue North, Nashville, TN 37208

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 29th day of September, 2004.

Marvin C. Shelton

Renetta Shelton Adams

Stanley William Shelton

Kevin DeWayne Shelton

Charles Garrett, Jr.

Corrine M. Shelton Garrett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Marvin C. Shelton, Renetta Shlelton Adams, Stanley William Shelton, Kevin DeWayne Shelton, Charles Garrett, Jr., Corrine M. Shelton Garrett with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 29th day of September, 2004.

State of Tennessee at Large

My Commission expires 11/24/05

JANELLE J. MCGUIRE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN