WARRANTY DEED

B-ERA-04-0336

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00

Sheryl C. Evins Karl W. Evins
Affiant

Subscribed and sworn to before me, this 29th DAY OF October, 2004.

Notary Public

MY COMMISSION EXPIRES: 11-24-07
(AFFIX SEAL)

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:	MAP-PARCEL NUMBERS
Mary C. Shelton	AmSouth	
336 Binkley Drive	(NAME) 2050 Parkway Office Circle	147-1-120
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(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 KARL W. EVINS AND SHERYL C. EVINS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARY C. SHELTON AND JASON A. SHELTON, HUSBAND AND WIFE, 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. 388 ON THE PLAN OF CALDWELL HALL, SECTION 3, AS OF RECORD IN BOOK 2900, PAGE 131, REVISED IN BOOK 3185, PAGE 2, SAID REGISTER'S OFFICE.

SAID LOT NO. 388 FRONTS 90.0 FEET ON THE NORTH MARGIN OF BINKLEY DRIVE AND RUNS BACK BETWEEN PARALLEL LINES 170.0 FEET TO A LINE IN THE REAR WHICH MEASURES 90.0 FEET THEREON.

Being the same property conveyed to Karl W. Evins and wife, Sheryl C. Evins by Deed dated June 14, 1991 and filed for record on July 18, 1991 in Book 8376, Page 576, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 336 Binkley Drive, Nashville, Tennessee 37211
(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 29th day of October, 2004.

Karl W. Evins

Sheryl C. Evins

Davidson County DEEDWARR
Recvd: 11/03/04 11:22 2pgs
Fees:13.00 Taxes:647.13
20041103-0132383

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karl W. Evins and Sheryl C. Evins, 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~~ 29th day of October, 2004.

Notary Public

My Commission Expires: 11-24-07

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903