This instrument prepared by:
Sharon Riney, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-648613**

Davidson County DEEDWARR
Recvd: 11/23/04 12:10 3pgs
Fees:18.00 Taxes:275.65

20041123-0140341

WARRANTY DEED

THIS INDENTURE, made and entered into this **Seventeenth day of November, 2004**, by and between **Walter W. Trott and wife, Doris Jean Trott, as tenants by the entireties**, parties of the first part, and **Frederick N. Shelton**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Being the westerly 50 feet of Lot 36, HYRONEMUS SUBDIVISION ADDITION, as shown on plat of record in Plat Book 161, Page 174, in the Register's Office, Davidson County, Tennessee.

Said part of Lot No. 36 fronts 50 feet on the northerly side of Bailey Street, or Grand Avenue, and extends back between parallel lines 168 feet to an alley in the rear.

Being the same property conveyed to Walter W. Trott and wife, Doris Jean Trott, as tenants by the entireties from Richard P. McCord and Loretta Lee McCord, by virtue of Warranty Deed as recorded on March 15, 1994 in Book 9278, page 951, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **083-01-0 132.00**
XX Improved OR
Unimproved property located at: **919 Granada Ave., Nashville, Tennessee 37206**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Walter W. Trott
Walter W. Trott

Doris Jean Trott
Doris Jean Trott

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Walter W. Trott and wife, Doris Jean Trott, as tenants by the entireties** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **their** free Act and Deed.

Witness my hand and Notarial Seal this **Seventeenth day of November, 2004.**

Sharon R. Riney
Notary Public

My Commission Expires: 5-27-07

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Owner's Name: **Frederick N. Shelton**

and Address: **919 Granada Ave.**
Nashville, TN 37206

Mail tax bills to, (Person or Agency responsible for payment of taxes)
GMAC Mortgage Corporation
218 Lakeside Plaza Drive
Horsham, PA 19044

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$74,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Frederick N. Skelton
Affiant

Subscribed and sworn to before me this **Seventeenth day of November, 2004.**

Sharon R. Riney
Notary Public

My Commission Expires: 5-27-07

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED