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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/07/04 11:22 2pgs
Fees:13.00 Taxes:325.60

20041207-0145619

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$88,000.00.**

Affiant

Subscribed and sworn to before me this 1st day of December, 2004

Notary Public
My Commission expires 9-2-06
(Affix Seal)

ANDREW H. MALONE NOTARY PUBLIC WILLIAMSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Sherri Shelton	SAME	50-15-0-72.00
3244 Moorewood Drive		
Nashville, TN 37207		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **James H. Shelton and wife, Arnita L. Shelton**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Sherri Shelton, an unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Map & Parcel - 50.15-72.00

Being Lot No. 235 on the plan of Parkwood Estates, Section II, of record in Book 3300, page 5, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James H. Shelton and wife, Arnita L. Shelton, by deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington, D.C., on May 18, 1998, of record in Book 10940, page 389, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 3300, page 5, and amended in Book 3281, pages 534, 535, and 536, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3249, page 345; and Book 3281, page 534; and Book 3309, page 615, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3244 Moorewood Drive, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 December 1, 2004.

James H. Shelton
James H. Shelton

Arnita L. Shelton
Arnita L. Shelton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James H. Shelton and wife, Arnita L. Shelton** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 1, 2004

My commission expires 8-11-06

Notary Public

ANDREW H. MAHONEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.