This instrument prepared by:
Brenda R Lehman
Attorney at Law
First American Title
100 Bluegrass Commons Blvd Suite 115
Hendersonville, Tennessee 37075
(615) 264-8979

File No.: **2105-713968**

Davidson County DEEDWARR
Recvd: 02/01/05 10:50 3 pgs
Fees:18.00 Taxes:481.00

20050201-0011576

WARRANTY DEED

THIS INDENTURE, made and entered into this **Twenty-sixth day of January, 2005**, by and between **Pamela F Lovell and Linda F Qualls and Julie F McKelvey**, parties of the first part, and **Jerry B. Shackelford, a single man**, 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 **Madison**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A COPY OF A SURVEY THEREOF MADE BY HARVEY GEE, DATED APRIL 15, 1963, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE SOUTH MARGIN OF CAMPBELL ROAD, 191.68 FEET WEST OF THE CONCRETE MONUMENT SET AT THE RADIUS OF RONNIE ROAD, BEING THE NORTHEAST CORNER OF THE LAND THAT WAS CONVEYED TO J. C. THOMPSON CONSTRUCTION COMPANY, INC., BY DEED OF RECORD IN BOOK 3345, PAGE 239; THENCE WITH SAID MARGIN OF SAID ROAD, SOUTH 87° 01.5' EAST 167 FEET TO AN IRON PIN; THENCE SOUTH 2° 58.5' WEST 305.66 FEET TO AN IRON PIN; THENCE NORTH 49° 17' WEST 211.2 FEET TO AN IRON PIN IN THE CORNER OF THE LAND CONVEYED TO SAID J. C. THOMPSON CONSTRUCTION COMPANY, INC.; THENCE WITH SAID COMPANY'S EAST LINE, NORTH 2° 58.5' EAST 176.39 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Julius Calvin Franklin and wife, Wilda V. Franklin by Deed recorded in Deed Book 3641, Page 493, said Registers Office. Said Julius Calvin Franklin having since died January 8, 1985 vesting property to Wilda V. Franklin, who having since died September 6, 2004, vesting the property to her only heirs at law, Pamela F. Lovell, Julie F. McKelvey and Linda F. Qualls, by her Last Will and Testament, and by subsequent Court Order filed January 18, 2005 in the Seventh Circuit Court for Davidson County, TN Probate Dividson Docket No. 05P-98

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

Parcel ID # **42-03 112.00**

X Improved OR

Unimproved property located at: **521 Campbell Road, Madison, Tennessee 37115**

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.

Pamela F Lovell

Pamela F Lovell

Linda F Qualls

Linda F Qualls

Julie F McKelvey

Julie F McKelvey

STATE OF **TN**

COUNTY OF **SUMNER**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Pamela F Lovell and Linda F Qualls and Julie F McKelvey** 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 **Twenty-sixth day of January, 2005.**

SHEILA McCLAIN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. EXPIRES 03/03/2007

Notary Public

My Commission Expires: _____

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Owner's Name: **Jerry B. Shackelford**

and Address: **521 Campbell Road**
Madison, TN 37115

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Countrywide Home Loans
d/b/a Americas Wholesale
Lender
100 Mallard Creek Road
Suite 250
Louisville, KY 40207

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 **$130,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Twenty-sixth day of January, 2005.**

Notary Public

My Commission Expires: _____

SHEILA McCORD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. EXPIRES 03/03/2007