Record 1st Box 64

WARRANTY DEED

20041297

Davidson County DEEDWARR
Recvd: 02/04/05 09:20 1 pgs
Fees:13.00 Taxes:408.85

20050204-0013140

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JANUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: February 10, 2005 1/25/06
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE TITLE & TRUST, INC.
P. O. Box 1826, Hendersonville, TN 37077-1826

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Todd Shelton	Franklin American Mortg.	72-12-213.
(NAME)	(NAME)	
1710 Litton Ave.	501 Corporate Centre Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ***Billie Faye Hensley Nelson*** and JoAnn Williamson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Samuel Todd Shelton, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:
Being Lot No. 104 on the Map of Riverside Drive Subdivision of record in Book 974 at pages 60 and 61, of the Register's Office for Davidson County, Tennessee.
Said Lot No. 104 fronts 50 feet on the southerly side Of Litton Avenue and runs back between parallel lines 150 feet to a dead line in the rear and measures 50 feet thereon.

Being the same property conveyed to Mary Lee Bingham for her life, with the remainder to Billie Faye Hensley and JoAnn Williamson, by deed of record in Book 10513 at page 746, Register's Office for Davidson County, Tennessee. The said Mary Lee Bingham having died on December , 2003.

This conveyance is subject to taxes for the year 2005 and thereafter and easements and restrictions of record.

nimproved ☐

This is improved ☒ property, known as 1710 Litton Ave., Nashville, TN 37216

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this 28th day of January, 2005.

Billie Faye Hensley Nelson
Billie Faye Hensley Nelson

JoAnn Williamson
JoAnn Williamson

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, Billie Faye Hensley Nelson and JoAnn Williamson, the within named bargainor/s, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 28th, day of January, 2005.

Notary Public

DORIS M. FREEMAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires:

2-28-05

seal