Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #05-1025

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffrey M. Zoner and Sheri R. Zoner**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen Jay Shelton and wife, Catherine G. Shelton**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, TN, being Lot 29 on the Plan of Section Two, McMurray Place, of record in Book 5200, Page 440, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey M. Zoner and wife, Sheri R. Zoner dated June 19, 1998 by deed from Christopher W. Coles and wife, Sandra B. Coles of record in Book 10988, page 355, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 5045 Meta Drive, Nashville TN 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 8th day of February 2005

Jeffrey M. Zoner

Sheri R. Zoner

Davidson County DEEDWARR
Recvd: 02/08/05 14:55 2 pgs
Fees:13.00 Taxes:512.45

20050208-0014832

State of Tennessee)
County of Davidson)

On this 8th day of February, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jeffrey M. Zoner and Sheri R. Zoner, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 138,500.00.

Affiant

Sworn and subscribed before me on this the 8th day of February 2005.

Notary Public

My Commission Expires: 7-31-05

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Stephen Jay Shelton	SunTrust Mortgage, Inc.	161-2-137
5045 Meta Drive	201 Fourth Avenue N/7th Floor	
Nashville, TN 37211	Nashville, TN 37219	