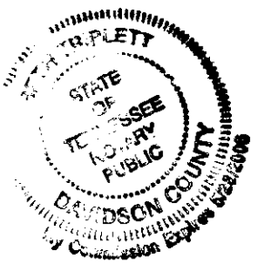
Box 13 #9187

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John I Shutes	John I Shutes	187-140
(NAME)	(NAME)	
6719 Burkitt Road	6719 Burkitt Rd.	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Antioch, TN 37013	
(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, Travis D. Walters and wife, Dorothy Walters, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John I Shutes and wife Sonya #F Brooks Shutes, 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:

Land in Davidson County, Tennessee, being Tract No. IV on the survey of Dale and Associates Job No. 90-078 dated March 17, 1993 of the Mary Ann Smith property in the Second Civil District of Metro Nashville Davidson County, Tennessee thereafter First Counilmanic District described as follows:
Beginning at an iron rod in the southerly margin of Burkitt Road, said point being a common corner between the property conveyed to Mary Ann Smith of record in Deed Book 4221, Page 694 and the property conveyed to Elizabeth Cook Pendergrass of record in Book 3705, Page 122, Register's Office for Davidson County, Tennessee; Thence, following said common property line, South 00 degree 52' 32" West for a distance of 435.11 feet to an iron rod; Thence South 14 degree 1' 38" East, a distance of 514.86 feet to an iron rod; Thence, South 04 degree 45' 47" West, a distance of 463.46 feet to an iron rod in the northerly line of the property conveyed to Robert Tuggle of record in Deed Book 6441, Page 534, Register's Office for Davidson County, Tennessee; Thence with the Tuggle's line North 83 degree 08' 02" West, a distance of 100.64 feet to a point in the center of Indian Creek; Thence with said creek, North 51 degree 01' 41" West, a distance of 223.15 feet to a point; Thence North 47 degree 33' 20" West a distance of 199.03 feet to a point; Thence leaving said creek North 06 degree 07' 18" East a distance of 1139.72 feet to an iron rod in the southern margin of Burkitt Road. Thence along said road, South 83 degree 52' 42" East, a distance of 220.33 feet to the point of beginning and containing 10.04 acres of land more or less.

Being the same property conveyed to Travis D. Walters and wife Dorothy Walters, by deed of record in Instrument No. 20030103-0001131, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Travis D. Walters by Terry DeSelms as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20050324-0032244, in the Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Dorothy Walters by Terry DeSelms as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20050324-0032243, in the Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 6719 Burkitt Rd., Antioch, TN 37013
(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.

Davidson County DEEDWARR
Recvd: 03/24/05 15:18 2 pgs
Fees:13.00 Taxes:740.00

20050324-0032244

Witness our hands this 4th day of March, 2005.

Travis D. Walters by Terry Deselms, atty in fact.

Dorothy Walters by Terry Deselms, atty in fact.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 4th day of March, 2005, before me personally appeared Terry Deselms, the person who executed the foregoing instrument on behalf of Travis D. Walters and Dorothy Walters and who acknowledged that he executed the same as the free act and deed of the said Travis D. Walters and Dorothy Walters, through Power of Attorney granted him by the said Travis D. Walters and Dorothy Walters

Witness my hand and official seal at Nashville, Tennessee this 4th day of March, 2005.

Commission expires: May 28, 2006

Notary Public

BETH TRIPLETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/28/2006