THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24434-06-2005** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $185,000.00. Affiant Subscribed and sworn to before me this 24th day of June, 2005. Notary Public My Commission Expires: GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
George Roger Shelton Mary Jane Shelton 788 Blevins Drive Nashville, TN 37204	New owner	Map No.142.06-0 Parcel No. 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Morris A. Webb, Married and Donald R. Sadler, Married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **George Roger Shelton and wife, Mary Jane Shelton** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7420 Highway 70 South, Nashville, TN 37221

Subject property is NOT the principal residence of the Grantors.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 24th day of June, 2005.

Morris A. Webb

Donald R. Sadler

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Morris A. Webb and Donald R. Sadler**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of June, 2005.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS MADE.

Davidson County DEEDWARR
Recvd: 06/28/05 14:38 2 pgs
Fees:13.00 Taxes:684.50
20050628-0074405

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Cross Timbers Section ! as of record in Plat Book 3700, page 37, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Morris A. Webb and Donald R. Sadler by deed from Herschel K. Lannom and wife, Helen Lannom of record as Instrument No. 20040226-0021992, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. All matters appearing on the Plan of record in Plat Book 3700, page 37, Register's Office for Davidson County, Tennessee.