THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 07/22/05 11:36 2 pgs
Fees:13.00 Taxes:340.40
20050722-0085567

ADDRESS NEW OWNER
Eloise S. Freeman
774 Fitzpatrick Road
Nashville, TN 37214

MORTGAGEE
Tennessee Housing Development Agency
c/o U.S. Bank Home Mortgage
Van Nuys, CA 91410-0212

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
096-16-0-157.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Kimberly L. Shelton, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Eloise S. Freeman, unmarried,** 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:

Being Lot No. 263- A, Zone Lot Division of Lots 260, 261, 262, 263, 264, 265 & 267 of Larchwood Section 3, as of record in Plat Book 6250, page 40, as amended in Plat Book 5200, page 541, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Kimberly L. Cobb, unmarried by deed of record from Jeff Demonbreum dated June 28, 2001 and recorded June 29, 2001 of record in Instrument No. 20010629-0069326, Register's Office, Davidson County, Tennessee.
Kimberly L. Cobb and Kimberly L. Shelton are one in the same person.
Kimberly L. Shelton executed this instrument on behalf of Tommy Shelton pursuant to a Power of Attorney, which is being placed of record concurrently herewith.
This is the same description as in previous deed of record.
Tommy Shelton, spouse of Kimberly L. Shelton herein joins to convey any and all rights and interest he may have, if any.
This conveyance is subject to Restrictive Covenants of record in Book 6079, Page 69 and Book 6122, Page 482, Register's Office, Davidson County, Tennessee.
This conveyance is subject to Notes on the Plat of record in Plat Book 6250, page 40, as amended in Book 5200, Page 540, Register's Office, Davidson County, Tennessee.
This conveyance is subject to any and all easements and minimum building setback lines of record.

This is improved property known as **774 Fitzpatrick Road Nashville, TN 37214.**

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 13th day of July, 2005.

Kimberly L. Shelton

Kimberly L. Shelton

Tommy Shelton by: Kimberly L Shelton Atty In Fact

Tommy Shelton

By: Kimberly L. Shelton, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kimberly L. Shelton as Attorney-in-Fact for Tommy Shelton, with whom I am personally acquainted (or proved to me on the basis of satisfactory Evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Mt. Juliet, Tennessee this 13th day of July, 2005.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12·15·07

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kimberly L. Shelton, married, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

NOTARY PUBLIC

Witness my hand and official seal this 13th day of July, 2005.

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12·15·07

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater for this transfer is $92,000.00.

Eloise S. Freeman

AFFIANT

Subscribed and sworn to before me this 13th day of July, 2005.

NOTARY PUBLIC

My Commission Expires: 12·15·07