WARRANTY DEED

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00.

/s/ James G. Creson
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 19th DAY OF August, 2005.

Rhonda M. Schneider
Notary Public

(Affix Seal)

My Commission Expires: 9/8/07

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

CRESON-H05178

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
120 Anderson Lane
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
James Gordon Creson and wife, Mary J. Creson	Regions Mortgage	42-3-72
918-A North Graycroft Ave.	P.O. Box 2153 601 S Court	
Madison, TN 37115	Birmingham, AL 35287-2520	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, ELIZABETH B. SHACKELFORD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JAMES GORDON CRESON AND WIFE, MARY J. CRESON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of the resubdivision of lot number 100 on the plan of Primrose Acres, as of record in Book 8250, page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Elizabeth B. Shackelford by Warranty Deed from Daisy B. Huffaker and husband, James A. Huffaker, of record in Instrument 20050202-0012307, recorded on February 2, 2005.

( ) unimproved
This is (X) improved property know as 918-A North Graycroft Ave., Madison, Tennessee 37115 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 my/our hand(s) this 19th day of August, 2005 :

Elizabeth B. Shackelford
By Jerry B. Shackelford AIF
Elizabeth B. Shackelford

Davidson County DEEDWARR
Recvd: 08/25/05 09:51 2 pgs
Fees:13.00 Taxes:490.25
20050825-0101472

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public within and for said County and State aforesaid, personally appeared Jerry B. Shackelford, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for Elizabeth B. Shackelford and as such Attorney in Fact for Elizabeth B. Shackelford executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal at the office in Sumner County, Tennessee on this 19 day of August, 2005.

Rhonda M. Schneider
Notary Public

My Commission expires:
9/8/07

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public within and for said County and State aforesaid, personally appeared Jerry B. Shackelford, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for Elizabeth B. Shackelford and as such Attorney in Fact for Elizabeth B. Shackelford, executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal at the office in Madison, Tennessee on this 23rd day of August, 2005.

My Commission expires:

My Commission Expires:
09/08/07

Allison Egan
Notary Public

