STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS **$80,000.00**

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: September 27, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.22.08

SHARON L. CLEVENGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Sharen L. Clevenger
My Commission Expires
March 22, 2008
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 11/21/05 16:20 2 pgs
Fees:13.00 Taxes:296.00
20051121-0140710

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

Grissim Title & Escrow, LLC
2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Ross Cluver and Cora Cluver **1423 Shelton Avenue** **Nashville, TN 37216**	SAME AS NEW OWNER	**MAP 61-7/288**

WARRANTY DEED

FOR AND IN 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, I/WE, **RAYMOND H. SHELTON AND WIFE ANN G. SHELTON**

HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ROSS CLUVER AND WIFE CORA CLUVER**

HEREINAFTER CALLED THE **GRANTEE(S),** 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 parts of Lot Nos. 1 and 2 and all of Lot No. 3 of block "C", on the Plan of Jackson Park, as shown on plat of record in Plat Book 843, page 17, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the northerly margin of Kenwood Drive at the corner of lots Nos. 3 and 4; thence with the line between said two lots, northwardly 145 feet to the common corner of lots 3, 4, 11 and 12; thence with the line between lots Nos. 1, 2, 3, 12, 13 and 14, westwardly 120 feet to a point 30 feet west of the common corner of lots Nos. 1, 2, 13 and 14; thence southwardly 145 feet; more or less, to the northerly margin of Kenwood Drive; thence with said Drive, Eastwardly 126.75 feet to the beginning.
INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that property more particularly described in a conveyance by Warranty Deed from H. Shelton and wife, Ann G. Shelton to Lillian Harding of record in Book 7971, Page 901, Registers office of Davidson County, Tennessee.

Being part of the same property conveyed to Raymond H. Shelton and wfie, Ann G. Shelton by Deed of record in Book 7656, Page 478, recorded 09/20/1988, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS:
1127 KENWOOD DRIVE, NASHVILLE, TN 37216

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this date: 09/27/05

Raymond H. Shelton

Ann G. Shelton

LTSR Number:

GTE File: 2005081076

NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Raymond H. Shelton and Ann G. Shelton with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged ~~he/she~~ they executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office at Nashville, TN on this the 27th day of September, 2005.

Sharen L. Clevenger
Notary Public

SHAREN L. CLEVENGER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Sharen L. Clevenger
My Commission Expires
March 22, 2008
STATE OF TENNESSEE

My Commission Expires: 3.22.08

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I a personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, a corporation, and that _____as such _____ and _____being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such_____.

Witness my hand and official seal at office in _____, Tennessee on this the _____day of _____.

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

On this _____day of _____, _____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____, and acknowledged that _____ executed that same as the free act and deed of the said _____.

Witness my hand and official seal at _____, Tennessee, this the _____day of _____, _____.

_____
Notary Public

Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that _____ is the _____of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the purposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____day of _____, _____.

_____
Notary Public

Commission Expires: _____