Davidson County DEEDWARR
Recvd: 04/04/06 11:37 2 pgs
Fees:13.00 Taxes:682.65

20060404-0038300

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $184,500.00

Affiant

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Subscribed and sworn to before me, this 27th day of March, 2006.

Notary Public
My commission expires: 1/26/2008

04-0603-52596

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
David T. Shelton 3441 Harborwood Circle Nashville TN 37214	WELLS FARGO BANK 2701 WELLS FARGO WAY MINNEAPOLIS, MN 55408	108-12-0-B-184.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert Alan DeBaecke and wife, Deborah Fehr DeBaecke, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to David T. Shelton and wife, Judy A. Shelton, hereinafter called the Grantees, their successors 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 Lot No. 136, on the Plan of Phase 1-A, Section 6, Harborview, of record in Book 7900, Page 645, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Further being the same property conveyed to Robert Alan DeBaecke, an undivided one-half interest by quitclaim deed from Deborah Fehr DeBaecke, being one and the same person as Deborah Drummond-Fehr, dated 12-19-03, of record in Instrument No. 20031219-0181315, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 3441 Harborwood Circle, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 27TH day of March, 2006.

Robert Alan DeBaecke

Robert Alan DeBaecke

Deborah Fehr DeBaecke

Deborah Fehr DeBaecke

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert Alan DeBaecke and Deborah Fehr DeBaecke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 27TH day of March, 2006.

Notary Public
State of Tennessee at Large

My Commission expires

BELINDA A. SHERWIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
JAN. 19, 2010