Davidson County DEEDWARR
Recvd: 04/05/06 10:46 2 pgs
Fees:13.00 Taxes:444.00

20060405-0038912

After Recording Return To:
Nations Title Agency, Inc.
7214 Maryland Way, Suite 208
Brentwood, TN 37027

06TN01067

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Carla Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March, 2006.

Darlene Edwards Short
Notary Public
MY COMMISSION EXPIRES 11-25-07
File No. G6-0362D

NOTARY PUBLIC AT LARGE DARLENE SHORT ROBERTSON COUNTY, TENN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Nancy K. Shelton (NAME)	Nancy C. Shelton (NAME)	83-16-43
2502 Lazenby Drive (STREET ADDRESS)	1907 Boscobel Street (STREET ADDRESS)	
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37206 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Rebecca T. English, Trustee of the English Family Trust**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nancy K. Shelton** *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:

LAND in Davidson County, Tennessee, being Lot No. 243, on the plan of Fortland Park, Section 3, Addition 2, as shown on plat of record in Plat Book 3106, Page 98, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Fred M. English and Rebecca T. English, Trustees of the English Family Trust , by Deed from Fred M. English and Thelma English, dated February 11, 2003, of Record as Instrument No. 200402090015155, Register's Office for Davidson County, Tennessee.

Fred M. English, trustee of the English Family Trust having since died, vesting sole ownership in Rebecca T. English, Trustee of the English Family Trust as surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2005 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
unimproved ( )
This is improved (XX) property, known as 2502 Lazenby Drive, Nashville, TN 37206.

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. 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 my/our hand(s) this 24th day of March, 2006.

X Rebecca T. English
Rebecca T. English

KATHY FROWNFELTER
Commission # 1580468
Notary Public - California
Ventura County
My Comm. Expires Jun 17, 2009

STATE OF CALIFORNIA

COUNTY OF VENTURA }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Rebecca T. English, Trustee of the English Family Trust, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of March, 2006.

My Commission Expires June 17, 2009 Kathy Frownfelter
Notary Public

KATHY FROWNFELTER
Commission # 1580468
Notary Public - California
Ventura County
My Comm. Expires Jun 17, 2009

STATE OF CALIFORNIA

COUNTY OF VENTURA }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Rebecca T. English, Trustee for The English Family Trust, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that Rebecca T. English is the Title of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of March, 2006.

My Commission Expires June 17, 2009 Kathy Frownfelter
Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066