20B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/16/06 14:04 2 pgs
Fees:13.00 Taxes:290.45

20060816-0101028

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 78,500.00

Curtis Stewart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
3rd DAY OF August 2006

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES: 9/22/07
AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 115, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stewart Building Group, LLC (NAME)	Same As New Owner (NAME)	MAP 061-16-0
118 Twelve Stones Drive (ADDRESS)	(ADDRESS)	PARCEL 128.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Raymond H. Shelton, Jr. and Mary L. Beasley, Devisee's of the Last Will & Testament of Bessie M. Shelton, Deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stewart Building Group, LLC

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. 10 of Block "E" on the Map of Greenland Estates, of record in Book 974, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to R. H. Shelton and wife, Bessie Mai Shelton by Warranty Deed from Robert M. Cooper and wife, Maude D. Cooper of record in Book 1711, page 79, Register's Office for Davidson County, TN The said R. H. Shelton and Bessie Mai Shelton, having since divorced, pursuant to Decree of June 26, 1952, M.B. 172, P 256, RULE NO. 69197, Chancery Court of Davidson County, Tennessee, property was divested out of R.H. Shelton and vested in Bessie Mai Shelton. The said Bessie Mai Shelton having since died testate on January 18, 2006, a resident of Davidson County, Tennessee. Pursuant to the Last Will and Testament of Bessie M. Shelton, Docket No. 06P-674, in the Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, said property was devised to Raymond H. Shelton, Jr., and Mary L. Beasley.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record and Driveway Easement of record by Instrument No. 20060816-0101027 in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1344 Greenland Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 3rd day of August, 2006

Raymond H. Shelton, Jr.

Raymond H. Shelton, Jr.

Mary Lou Beasley

Mary L. Beasley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raymond H. Shelton, Jr. and Mary L. Beasley

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 3rd day of August 2006.

Commission expires 9/22/07

Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public