PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

Davidson County DEEDWARR
Recvd: 12/28/06 15:24 2 pgs
Fees:13.00 Taxes:1387.50
20061228-0160341

20B

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $375,000.00.

Subsribed and sworn before me this the 21st day of December, 2006.

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

Affiant

(Affix Seal) Notary Public 12-21-06

WARRANTY DEED

This instrument prepared by:
SOUTHEAST TITLE of Tennessee, Inc. 600910
214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Larry W. Shelton and wife, Brenda L. Shelton
1307 Springfield Highway
Goodlettsville, TN 37072

Send tax bills to:
SAME AS NEW OWNER

Map 12-2 Parcel 3

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,

Michelle S. Moghadom f/k/a Michelle S. Primm

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Larry W. Shelton and wife, Brenda L. Shelton

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in the 10th Civil District of Davidson County, Tennessee, being a portion of Lot No. 5 on the Plan of Grizzrd Manor, Section 1, a plat of which is of record in Plat Book 4300, page 189, amended in Plat Book 4693, page 222 and Instrument Number 20021120-0143845, Register's Office for aforesaid County, said portion of Lot No. 5 being more particularly described as follows:

Beginnning at a stake in the northerly right of way Highway 41, at the common corners of Lots 5 and 6; thence running parallel with said right of way, N. 53 deg. 44' W. 140 feet to a stake at the common corner of Lots 4 and 5; thence along the line between Lots 4 and 5, N. 41 deg. 12' E. 366.3 feet to a stake; thence S. 75 deg. 46' E. 112.2 feet to a stake; thence S. 16 deg. 51' W. 108.4 feet to a stake; thence along the line between Lots 5 and 6, S. 41 deg. 12' W. 306.2 feet to the point of beginning.

Being the same property conveyed to Michelle S. Primm by Quitclaim Deed of record in Instrument Number 20030919-0139010, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2006, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS 1307 Springfield Highway, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 21st day of December, 2006.

Michelle S. Moghadom f/k/a Michelle S. Primm

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, the within named Michelle S. Moghadom f/k/a Michelle S. Primm, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12/21/06.

My commission expires:

1/23/10

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

Notary Public