This Instrument Prepared By and
After Recording, Return/mail to:
Lisa M Ormes
Richmond Title Services, LP.
2901 N. Dallas Parkway, Suite 100
Plano, Texas 75093
GF #20042886

Davidson County DEEDWARR
Recvd: 01/11/07 07:39 3 pgs
Fees:17.00 Taxes:0.00
20070111-0004373

WARRANTY DEED

THIS INDENTURE, made and entered into as of the 5th day of January, 2007, by and between **Lynn D. Shelton**, hereinafter "Grantor" and **Roger W. Evans and wife, Gloria A. Evans**, hereinafter "Grantee".

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the Grantor does hereby bargain, sell, convey and warrant unto Grantee, all right, title and interest in and to the following described real estate, situated in the City of Nashville, County of Davidson, State of Tennessee and being more particularly described as:

> Land in Davidson County, Tennessee being Lot 3 as of record on the Final Plat Resubdivision of Montgomery Heights of record in instrument number 20050928-0116189, dated 09-26-2005, Registers Office of Davidson County, Tennessee.

The property is improved with an address of 2311 Scott Avenue, Nashville, Tennessee

Tax Parcel No.: **072 10 0 267.00**

Being the same property of record in Document No. 200408190100149 in the Register's Office of Davidson County, Tennessee.

SUBJECT to all matters of record filed of record in the Recorder's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that

Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the day and year first above written.

Lynn D. Shelton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, THERESA C. RICHARDSON, Lynn D. Shelton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person/s executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5TH day of January, 2007.

Theresa C Richardson
Notary Public Signature

THERESA C. RICHARDSON
Printed Name

My commission expires: 5-30-07

(seal)

THERESA C. RICHARDSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
My Comm. Exp. May 30, 2007

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Affiant
Lynn D. Shelton

TAI

Subscribed and sworn to before me this the 5TH day of January, 2007.

Theresa C Richardson
Notary Public Signature

THERESA C. RICHARDSON
Printed Name

My commission expires: 5-30-07

(seal)



Grantor's Name, Address, phone:
Shelton
2311 Scott Ave
Nashville, TN 37216

Grantee's Name, Address, phone:
Evans
2313 Scott Ave.
Nashville, TN 37216

SEND TAX STATEMENTS TO GRANTEE/S

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)