STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF March, 2007.

Notary Public
MY COMMISSION EXPIRES: 10/05/2010
File No. G7-2893D

TRUDY MILLIKEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Andrew C. Shelton and Candyce A. Shelton, husband and wife (NAME)	Regions Bank d/b/a Regions Mortgage (NAME)	72-4-286
1425 Janie Avenue (STREET ADDRESS	2050 Parkway Office Circle (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 03/27/07 10:36 2 pgs
Fees:13.00 Taxes:408.85
20070327-0036455

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, **Bradley A. Muhs, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew C. Shelton and Candyce A. Shelton, husband and wife,** 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. 26 on the plan of BLOCK D, COUNTRY CLUB ESTATES, as shown by plat of record in Plat Book 843, Page 95, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot 26 fronts 100 feet on the northeasterly side of Janie Avenue and runs back between lines 175 feet to a dead line.

BEING the same property conveyed to Bradley A. Muhs, unmarried from Jacquelyn JoAnn Clark, unmarried, by Deed dated June 19, 2000, as Instrument No. 200006220062324, in the Register's Office for Davidson County, Tennessee.

Bradley A. Muhs is now married.

Stacey D. Muhs joins in this conveyance for the purpose of conveying any interest she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2006 taxes have been paid by the Grantor and 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.

This is improved property, known as 1425 Janie Avenue, Nashville, TN 37216.

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 23rd day of March, 2007.

Bradley A. Muhs — March 23, 2007 Date

Stacey D. Muhs — March 23, 2007 Date

STATE OF TENNESSEE

COUNTY OF Davidson

TRUDY MILLIKEN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bradley A. Muhs and Stacey D. Muhs, 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 23rd day of March, 2007.

My Commission Expires: 10/5/2010

Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ for _____, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the _____ 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 23rd day of March, 2007.

My Commission Expires:_____

Notary Public

PREPARED BY AND RETURN TO:

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