STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV 22, 2008

AT-20070033

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$20,000.00~~

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th day of February, 2007.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
124 12TH AVENUE SOUTH, SUITE 600
NASHVILLE, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Southeast Real Estate Development, LLC	SAME	081-03-0 017.00
~~PO Box 282102~~ XXXXXXXXXXXXXXXX	NEW OWNER	
Nashville, TN ~~37228~~ XXXXXX		

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, I/we, Clifford S. Shelton and Barbara Shelton, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Southeast Real Estate Development, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 13 on the Plan of Buena Vista Height's Addition as of record in Book 161, page 19, Register's Office for Davidson County, Tennessee and further described as follows;

Said Lot No. 13 fronts 50 feet on the westerly side of 18th Avenue North, formerly Gale Salem Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to ~~Grantor(s)~~ * Clifford Shelton from Oscar David Gooch and wife, Bessie Hayes Gooch by Warranty Deed dated February 12, 1980 and recorded March 3, 1980 in Book 5573, page 187, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 2205 18th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 my/our hand(s) this 28th day of February, 2007

Clifford S Shelton
Clifford S. Shelton

Barbara Shelton
Barbara Shelton

Davidson County DEEDWARR
Recvd: 04/23/07 12:31 1 pgs
Fees:13.00 Taxes:74.00
20070423-0047973

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Clifford S. Shelton and Barbara Shelton, 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 Williamson, Tennessee, this 28th day of February, 2007.

April G Nichols
Notary Public

My Commission Expires: 6-26-07

APRIL G. NICHOLS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY