WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/26/07 10:53 2 pgs
Fees:13.00 Taxes:699.30

20071026-0126700

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 189,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of October, 2007.

Notary Public:

ROSE M. MINES NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF FRANKLIN

MY COMMISSION EXPIRES: 6-20-11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Joel Shideler	New Owner	Parcel ID:
2205 Selma Avenue		08414004600
Nashville, TN 37214		

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 hereby acknowledged, we

Don Etheridge and wife, Priscilla A. Etheridge (a/k/a Priscella A. Etheridge)

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Joel Shideler and wife, Kimberly Shideler

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:

Being Lot No. 108 on the Plan of Section II, Castlewood Estates, of record in Book 2331, Page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 108 fronts 113.7 feet on the southerly side of Selma Avenue and runs back 153.2 feet on the easterly line and 137.5 feet on the westerly line to a dead line in the rear on which it measures 117.6 feet.

Being the same property conveyed to Don Etheridge and wife, Priscella A. Etheridge by deed from Joseph A. Rozell, III and wife, Charmayne Rozell, of record in Instrument 20040504-0050425, said Register's Office.

This conveyance is subject to: (1) all matters appearing on the plan of record in Book 2331, page 91, said Register's Office, and (2) Sewer and Drainage Easement to Metro of record in Book 4888, page 731, said Register's Office.

Priscilla A. Etheridge and Priscella A. Etheridge being one and the same person. The previous deed mispelled her name.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2205 Selma Avenue, Nashville, TN 37214

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 hands this 24th day of October, 2007.

Don Etheridge

Priscilla A. Etheridge

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 Don Etheridge and Priscilla A. Etheridge, 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 this 24th day of October, 2007.

My Commission Expires: 3/7/11

Notary Public

