Davidson County DEEDWARR
Recvd: 02/19/08 10:10 2 pgs
Fees:13.00 Taxes:488.40
20080219-0015670

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$132,000.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS
|15th DAY OF February, 2008.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
September 19, 2009

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Stowell 3807 Bonnacreek Dr Hermitage, TN 37076	SAME	Map 74.16 Parcel 170

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,

Ralph Byron Shelton and wife, Maria Lisa Shelton

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Timothy Stowell, unmarried

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 ALL OF LOT NO. 967 ON THE PLAN OF HERMITAGE HILLS, SECTION XI, AS OF RECORD IN PLAT BOOK 3600, PAGE 30, SAID REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE, TO WHICH PLAN IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO RALPH BYRON SHELTON AND WIFE, MARIA LISA SHELTON BY DEED FROM CONNIE C. KENDRICK F/K/A CONNIE C. TUNSTALL, A MARRIED WOMAN DATED MAY 6, 2005 OF RECORD IN INSTRUMENT NUMBER 20050513-0054375, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 3600, Page 30, Register's Office for Davidson County, Tennessee.
2) Property is subject to Restrictive Covenants contained in Book 3671, Page 572, Register's Office for Davidson County, Tennessee (but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United State Code, or (b)relates to handicap but does not discriminate against handicapped persons.)
3) 2008 taxes and subsequent years.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **3807 Bonnacreek Drive, Hermitage, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 hand(s) this 15th day of February, 2008.

Ralph Byron Shelton

Maria Lisa Shelton

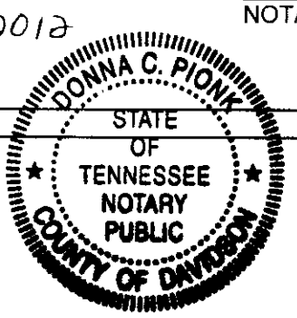
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Ralph Byron Shelton and wife, Maria Lisa Shelton, with whom I am personally acquainted, (or who 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, at office, this 15th day of February, 2008.

Donna C. Pionk
NOTARY PUBLIC

My Commission Expires: 1-9-2012



PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076