State of Tennessee
County of Davidson
The actual consideration or value whichever is
Greater, for this transfer is $64,000.00

Affiant

Subscribed and sworn to before me, this the
9th day of June, 2008

Notary Public

My Commission Expires: 11-29-2011

DARLENE EDWARDS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Davidson County DEEDWARR
Recvd: 06/16/08 14:47 2 pgs
Fees:13.00 Taxes:236.80
20080616-0061952

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow 100 North Main Street, Goodlettsville, TN 37072

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL:
John A. McCombs, Sr.	BB&T Bank	133-08-196.00
421 Cathy Jo Circle	223 West Nash Street	
Nashville, TN 37210	Wilson, NC 27893	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter name Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **Nancy K. Shelton , unmarried** said Grantor does hereby bargain, sell, transfer and convey unto hereinafter **John A. McCombs, unmarried** 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. 6A, on the Plan of the Zone Lot Division of Lot Nos. 6, 7 and 10 through 20, Phase I, of Valley View Terrace, as shown on plat of record in Plat Book 5200, page 531, amending Plat Book 5200, page 77 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Nancy K. Shelton by Deed of record in Book 7613, Page 195 recorded 7/29/1988, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Commonly known as: 421 Cathy Jo Circle , Nashville, TN 37211

(X) Improved ( ) Unimproved

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said GRANTEES, their heirs and assigns forever; and we do convenant 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 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 my hand this 9th day of June, 2008.

Nancy K. Shelton

STATE OF TENNESSEE
COUNTY OF Davidson

On this 9th day of June, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Nancy K. Shelton** to me know to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 9th day of June, 2008.

Darlene Edwards
Notary Public

My Commission Expires: 11-29-2011

