WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/11/08 10:23 2 pgs
Fees:13.00 Taxes:776.63
20080911-0092978

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $209,900.00.

Affiant

Subscribed and sworn to me on September 5th 2008.

NOTARY PUBLIC

My Commission Expires: 10/17/09

JENNA WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23518SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kathryn Paradise Joseph Davidian 1421 Benjamin Street Nashville, TN 37206	Flagstar Bank 5151 Corporate Drive Troy, MI 48098	083-02-0-135.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, James Shelt, an unmarried person, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Kathryn Paradise and Joseph Davidian,* hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

*wife and husband

Being the easterly 50 feet of the westerly one-half of Lot No. 7 of Block "A" on the plan of Weakley Place, Eastland, of record in Book 161, page 131, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Shelt, unmarried, by Deed from William Bull and wife. Christel M. Bull, of record as Instrument No. 20070301-0025549 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2008 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Matters shown on plan of record in Book 161, page 131, Register's Office for Davidson County, Tennessee.
3. Sewer Easement granted to the City of Nashville of record in Book 1851, page 199, Register's Office for Davidson County, Tennessee.
4. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This property is also known as improved property located at 1421 Benjamin Street, Nashville, TN 37206.

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 GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, 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 on September 5, 2008.

James Shelt 9/4/08

James Shelt

STATE OF Georgia)
COUNTY OF DeKalb)

On September 5, 2008, before me personally appeared James Shelt, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on September 5th, 2008.

NOTARY PUBLIC

Deborah Hughes NOTARY PUBLIC Paulding County, Georgia

My Commission Expires: 2.2.2010

Deborah Hughes
Notary Public, Paulding County, Georgia
My Commission Expires February 2, 2010