Return to:
McCann & Hubbard
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
OCTOBER 10, 2009

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $325,000.00

Affiant

Subscribed and sworn to before me, this 31st day of December, 2008.

Notary Public

My commission expires:_____

Davidson County DEEDWARR
Recvd: 01/21/09 10:53 2 pgs
Fees:13.00 Taxes:1202.50
20090121-0005106

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nickolas Shelton **Ray Shelton**	NEW OWNER	**Map 181, Group 00-00, Parcel 216.00**
6317 Pettus Road		
Nashville, TN		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Christopher Ghee, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nickolas Shelton and Ray Shelton

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:

Land in Davidson County, Tennessee, being described according to a survey by J. Bruce Rainey, Surveyor, #823, Dated July 13, 1993, and known as Job No: 930091 more particularly described as follows: BEGINNING at an iron pin in the center of a 50 foot joint use ingress-egress and utility easement, said point of beginning being 1,868.85 feet Northerly as measured along the centerline of said easement from the Northerly margin of Pettus Road, said point of beginning also being the Southeast corner of the herein described tract; thence leaving the centerline of said ingress-egress easement and with the line of Tract No 16 of the J. D. Stevens Pettus Road division North 85 degrees 18 minutes 47 seconds West passing a steel fence post 25.00 feet in all 1,113.00 feet to an iron pin; thence North 04 degrees 41 minutes 13 seconds East 197.70 feet to an iron pin; thence with the Southerly line of Tract No. 14 of the said J. D. Stevens Pettus Road division South 85 degrees 18 minutes 47 seconds East passing a steel fence post as 1075.00 feet in all 1100.00 feet to an iron pin in the center of said 50 foot joint use ingress-egress and utility easement; thence with the center of said easement South 04 degrees with 41 minutes 13 seconds West 20.89 feet to a point; thence with a curve to the left having a radius of 1208.85 feet and a long chord of 177.29 feet; said chord having a bearing of South 00 degrees 28 minutes 56 seconds West a distance along the curve of 177.45 feet to the point of beginning, containing 5.01 acres more or less.

Being the same property conveyed to Christopher Ghee, by Warranty Deed, from Barry Bates and wife, Martha Y. Bates, of record in Instrument No. 20070417-0045961, Dated April 11, 2007, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictive covenants contained in an instrument of record in Book 9518, page 456, Register's Office for DAVIDSON County, Tennessee.
Road, Utility and Maintenance Agreement of record in Book 9518, page 526, Register's Office for DAVIDSON County, Tennessee.
Power Line Easement of record in Book 4422, page 649, Register's Office for DAVIDSON County, Tennessee.
TVA Transmission Line Easement.
50 foot Ingress, Egress and Utility Easement of record in Book 9518, page 456, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is property known as 6317 Pettus Road, Nashville, TN.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 31st day of December, 2008.

X Christopher Ghee by Sandra Lee Willard attorney in fact
Christopher Ghee by Sandra Lee Willard, Attorney in Fact

Nicole Ghee, wife of Christopher Ghee, joins in the execution of this instrument for the purpose of conveying her martial interests, if any, in subject property.

X _____
Nicole Ghee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sandra Lee Willard, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Christopher Ghee for the purposes therein contained, and who further proved to me that she is the Attorney in Fact for Christopher Ghee, and is authorized by him to execute this instrument on his behalf.

Witness my hand, at office, this 31st day of December, 2008.

_____
Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: _____

MY COMMISSION EXPIRES:
MARCH 11, 2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Nicole Ghee, the within named sellers, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of December, 2008.

_____
Notary Public

My Commission Expires: July 11, 2010

ROBERT WOODSIDE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

File #: **09101-SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201