Davidson County DEEDWARR
Recvd: 01/23/09 13:50 2 pgs
Fees:13.00 Taxes:451.40
20090123-0006084

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2008120022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$122,000.00**

Sworn to and subscribed before me this 9th day of January, 2009.

Affiant

Notary Public

My Commission Expires: 9-19-2011

MICHELLE HIGHTOWER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Aimee L. Shelton 4009 University Street Old Hickory, TN 37138	NEW OWNER	06308012400

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Marvin Manson and Victor Todd Jenkins**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Aimee L. Shelton, unmarried**, hereinafter called the Grantee, her heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 1, BAY POINT ESTATES, as shown on plat of record in Instrument No. 20070607-0068362, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Said plat was prepared by Steven D. Delle, RLS No. 1710, Delle Land Surveying, 408 Nesbitt Lane, Madison, TN 37115, dated April 24, 2007.

Being the same property conveyed to Marvin Manson and Victor Todd Jenkins, by Warranty Deed from MM Properties, LLC, of record in Instrument No. 20071101-0128790, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All matters shown on the plat of record in Instrument No. 20070607-0068362, in the Register's Office, Davidson County, Tennessee, Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. **Current year taxes are to be paid by Grantee.**

This is improved property known as **4009 University Street, Old Hickory, TN 37138.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs and assigns, forever; and Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this 9th day of January, 2009.

Marvin Manson

Victor Todd Jenkins

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Marvin Manson and Victor Todd Jenkins**, the within named bargainors, 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, at office, this 9th day of January, 2009.

Notary Public

My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY