WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Maria G. Moreno
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of May, 2009

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Maria G. Moreno	Fifth Third Mortgage Company	Parcel ID:
4952 Pebble Creek Drive	38 Fountain Square Plaza	14906002000
Antioch, TN 37013	Cincinnati, OH 45263	

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

Brent M. Shelton and wife, Elaine M. Shelton

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Maria G. Moreno and David Alday, both unmarried as tenants in common with full right of * 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 Lot No. 70, on the Plan of Pebble Creek, Section Two, of record in Plat Book 5210, Page 95, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Brent M. Shelton and wife, Elaine M. Shelton by deed from Ronald D. Sipes, Jr. and Tina L. Sipes, of record in Instrument 20021126-0146773, Register's Office for said County, dated September 27, 2002.

This conveyance is subject to (1) 2009 county taxes, which have prorated and assumed by the Grantees, (2) all matters set forth in the plat of record in Book 5210, page 95, said Register's Office, and (3) Restrictive Covenants of record in Book 5334, page 514, said Register's Office.

***survivorship**

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4952 Pebble Creek Drive, Antioch, TN 37013

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 hands this 20th day of May, 2009.

Brent M. Shelton

Brent M. Shelton

Elaine M. Shelton

Elaine M. Shelton

BILL GARRETT, Davidson County
Trans: T20090034045 DEEDWARR
Recvd: 05/22/09 11:54 2 pgs
Fees: 13.00 Taxes: 518.00

20090522-0047428

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brent M. Shelton and Elaine M. Shelton, 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 and official seal this 20th day of May, 2009.

My Commission Expires: 11-22-10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.