THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 09102153**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $148,000.00. Affiant Subscribed and sworn to before me, this 28th day of October, 2009. Notary Public My Commission Expires: 01/07/2013

BILL GARRETT, Davidson County
Trans:T20090073876 DEEDWARR
Recvd: 10/30/09 10:29 2 pgs
Fees:13.00 Taxes:547.60
20091030-0100210

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
LAURA JO SERBON 1813 Riverwood Dr Nashville TN 37216	Pinnacle National Bank 211 Commerce St. #300 Nashville, TN 37201	Tax Parcel ID No. 07301006100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen Jarrell Shelton and Marshall R. Shelton** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Laura Jo Serbon**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 5 and part of Lot No. 6 on the Plan of Moss Rose Heights, Section 2, not of record, and described as follows: Beginning at a point at the common corner of Lots 4 and 5, on the easterly side of Maxey Lane and running in a southerly direction, with the said Maxey Lane, now Riverwood Drive, 70 feet to a point; thence running in a northeasterly direction 170 feet to a point; thence in a northerly direction 75 feet to a stake at the common corner of Lots 4 and 5; thence running southwesterly, 170 feet to the beginning.

Being the same property conveyed to Marshall R. Shelton and wife, Nina J. Shelton by Warranty Deed from Eastdale Realty Company, Inc., a Tennessee corporation without seal recorded on the 27th day of March, 1952 in Book 2040, Page 489 and Last Will and Testament of Nina J. Shelton as recorded on the 23rd day of July, 2007 in Instrument No. 20070723-0087358, in the Register's Office of Davidson County, Tennessee. The said Marshall R. Shelton having since died on April 28, 1984 and the said Nina J. Shelton having since died on December 15, 2006. Per the Last Will and Testament of Nina J. Shelton the property was conveyed to her two sons, Stephen Jarrell Shelton and Marshall R. Shelton.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Covenants, Conditions and Restrictions as recorded in Book 1174, Page 194 in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1813 Riverwood Dr Nashville TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of October, 2009.

Stephen Jarrell Shelton

Marshall R. Shelton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen Jarrell Shelton and Marshall R. Shelton, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of October, 2009.

Notary Public

My Commission Expires: 11/22/10

Kate Rosenthal
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County