This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

Davidson County DEEDWARR
Recvd: 05/17/10 14:38 3 pgs
Fees:18.00 Taxes:251.60
20100517-0037855

ADDRESS NEW OWNER:

Clara Jacqueline Peters
18 Castlewood Court
Nashville, TN 37215

SEND TAX BILL:

New Owner

MAP AND PARCEL:
08301040400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **William Arthur Shelton, unmarried, Lora Charlene Shelton, unmarried, and Anna Maria Shelton Baker, married** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Clara Jacqueline Peters, unmarried** ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land being located in Davidson County, Tennessee, being Lot No. 49 on the Map of J. B. Hancock's East Addition, as of record in Book 57, page 133, said Register's Office.

Said Lot No. 49 fronts 50 feet on the southerly side of Granda Avenue and runs back 139.8 feet on the westerly line and 129 feet on the easterly line to an alley, measures 50 feet thereon.

Being the same property conveyed to CHARLES T. SHELTON, by deed from JAMES S. ROSE, AN UNMARRIED MAN, of record in Book 1383, page 443, dated April 16, 1946, said Register's Office. The said Charles T. Shelton having since died on April 20, 1996, leaving his wife, Lora Smith Shelton, and his three children, William Arthur Shelton, Lora Charlene Shelton and Anna Maria Shelton as his heirs at law, as evidenced by Affidavit of Heirship of record in Instrument No. 20100517-0037853, Register's Office for Davidson County, Tennessee. The said Lora Smith Shelton having since died on June 27, 2000, leaving her three children, William Arthur Shelton, Lora Charlene Shelton and Anna Maria Shelton as her sole heirs at law, as evidenced by Affidavit of Heirship of record in Instrument No. 20100517-0037854, Register's Office for Davidson County, Tennessee..

This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is improved property known as 1124 Granada Avenue, Nashville, TN 37206 and is not nor has it ever been the primary residence of Anna Maria Shelton Baker or her spouse.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 14 day of May, 2010.

William Arthur Shelton
William Arthur Shelton

Lora Charlene Shelton
Lora Charlene Shelton

Anna Maria Shelton Baker
Anna Maria Shelton Baker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared William Arthur Shelton, Lora Charlene Shelton, and Anna Maria Shelton Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 14 day of May, 2010.

Notary Public

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Comm. Expires July 5, 2011

My Commission Expires: 7-5-11

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $68,000.00.

William Arthur Shelton
AFFIANT

Subscribed and sworn to before me
this 14 day of May, 2010.

NOTARY PUBLIC

ANDREW B. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Comm. Expires July 5, 2011

My Commission Expires: 7/5/11

I, Andrew B. Gibson, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Andrew B. Gibson, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9/3/2012

Notary's Seal

