WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/30/10 12:28 2 pgs
Fees:13.00 Taxes:536.50
20100930-0077909

REAGAN E. DUNPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$145,000.00.**

Affiant

Subscribed and sworn to before ~~me~~ this 28 day of Sept, 2010

Notary Public
My Commission expires: Jan 6, 2014
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The 1013 W. Delmas Avenue Trust	SAME	072-09-0-181.00
P.O. Box 791		
Joelton, TN 37081	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Roy M. Shacklett, Jr.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **The 1013 W. Delmas Avenue Trust, First Jordan, LLC, as Trustee.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Bettye L. Shacklett joins in this conveyance to convey any and all marital rights she may have in and to said property. Bettye L. Shacklett is Roy M. Shacklett Jr wife.

Being the West 50 feet of Lot No. 8 on the plan of East Hill Addition, of record in Book 332, page 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said West 1/2 of Lot No. 8 fronts 50 feet on the North side of Delmas Avenue and runs back between parallel lines 191 feet, more or less, to the South line of the Spain Subdivision.

Being the same property conveyed to Roy M. Shacklett, Jr., Subject to a life estate retained by the grantor, Elizabeth Skulley Shacklett, a widow, by deed from Elizabeth Skulley Shacklett, a widow, of record in Book 9570, page 826, Register's Office for Davidson County, Tennessee.

Said Elizabeth Skulley Shacklett having died, thus terminating said Life Estate.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 33, Register's Office Davidson County, Tennessee.

This is improved property known as: **1013 Delmas Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 28, 2010.

Roy M Shacklett by Bettye L Shacklett as attorney in fact

Roy M. Shacklett Jr.

Bettye L. Shacklett

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Bettye L. Shacklett, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Roy M. Shacklett, Jr., the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Roy M. Shacklett, Jr., the bargainor(s), by the said Bettye L. Shacklett, as Attorney-in-Fact.

WITNESS my hand and seal, this 28th day of September, 2010.

_____ My Commission Expires: 8/23/11
NOTARY PUBLIC

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Bettye L. Shacklett, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 28, 2010

My commission expires 8/23/11

_____
Notary Public

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Andy Maloney, 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 according to law.

_____
Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY