BILL GARRETT, Davidson County
Trans:T20100070193 DEEDWARR
Recvd: 11/04/10 13:30 2 pgs
Fees:13.00 Taxes:950.53
20101104-0088596

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $256,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF ~~October~~ 2nd NOVEMBER, 2010.

Notary Public
MY COMMISSION EXPIRES: 4/23/2014
File No. G10-1549D

ANGELA A. RAMSEY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires April 23, 2014

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Robert Todd Shelton and Tanya Jean Shelton (NAME)	SUMNER BANK & TRUST (NAME)	18-15-6
528 Moncrief Avenue (STREET ADDRESS)	780 BROWNS LANE (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	GALLATIN TN 37066 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Joseph Howe and Pamela Howe, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Todd Shelton and Tanya Jean Shelton,** 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:

A certain tract or parcel of land situated in Davidson County, Tennessee, being more particularly described as follows, to-wit

Land in Davidson County, Tennessee, being Lot No. 75 on the plan of SECOND REVISION OF THE MONCRIEF SUBDIVISION, according to a survey made on March 5, 1953, by Stephen A. Draper, Surveyor, described as follows:

Said Lot No. 75 fronts 183.1 feet on the west side of Moncrief Avenue and runs back* North 61 degrees 46 minutes West 966 feet on the South line, and runs North 60 degrees 48 minutes West 438 feet; thence North 69 degrees West 269 feet to an old stump; thence North 61 degrees 45 minutes West 268 feet, and shows 166.3 feet on the rear line.

***back**

BEING the same property conveyed to Joseph Howe and Pamela Howe, husband and wife from Carl Ballinger and Kathy R. Ballinger, husband and wife, by Deed dated December 23, 2004, as Instrument No. 200501030000230, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2010 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 528 Moncrief Avenue, Goodlettsville, TN 37072.

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. Whenever 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 my/our hand(s) this 29th day of October, 2010.

Joseph Howe — October 29, 2010 (Date)

Pamela Howe — October 29, 2010 (Date)

STATE OF Texas

COUNTY OF Travis }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Joseph Howe and Pamela Howe, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of October, 2010.

My Commission Expires: 9-28-13 — L M Rachui — Notary Public

L. M. RACHUI
My Commission Expires
September 28, 2013

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ for _____, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the _____ of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of October, 2010.

My Commission Expires:_____ _____

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066