BILL GARRETT, Davidson County
Trans:T20100072545 DEEDWARR
Recvd: 11/16/10 11:09 2 pgs
Fees:13.00 Taxes:351.50
20101116-0091634

**Prepared By & Return To:**
Clarity Title, LLC
613 Gaylemore Drive
Goodlettsville, TN 37072
10-0366

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 95,000.00

Shirley N. Warren
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th day of November 2010.

Notary Public

Commission Expiration: 5/4/11

QUENN N. CAVNAR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL: |
|---|---|---|
| Stuart Sheldon<br>Zelda Sheldon<br>5/145 West Street<br>Crows Nest NSW 1585<br>Australia | Stuart Sheldon<br>Zelda Sheldon<br>5/145 West Street<br>Crows Nest NSW 1585<br>Australia | 073-050/15500 |

# WARRANTY DEED

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,

**Sandra N. Futrell and husband, Orvis K. Futrell and Shirley N. Warren and husband, Robert F. Warren, Jr.**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Stuart Sheldon and wife, Zelda Sheldon, as tenants by the entirety as to a 37% interest and Artec Sound Vision Prods Superfund as to a 63% interest, as tenants in common**

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:

Land in Davidson County, Tennessee, being Lot No. 43 on the tentative unrecorded plan of Addition 1, to Riverwood Heights Subdivision, but later designated as Lot No. 43, on the recorded Plan of Addition No. 3, to Riverwood Heights Subdivision, a plan of which is of record in Book 2083, page 16, Register's Office for Davidson County, Tennessee.

Said Lot fronts 100 feet on the southerly side of Demarius Drive and runs back between lines 190 feet to a dead line on which it measures 100 feet.

Being the same property conveyed to Sandra N. Futrell and Shirley N. Warren on 05/27/2009, by deed from Reathie G. Neidert, filed for record on 06/10/2009 in Instrument No. 20090610-0053997, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **2312 Demarius Drive, Nashville, TN 37216.**

**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 my hand this 12th day of November, 2010.

Sandra N. Futrell
**Sandra N. Futrell**

Orvis K. Futrell
**Orvis K. Futrell**

Shirley N. Warren
**Shirley N. Warren**

Robert F. Warren, Jr.
**Robert F. Warren, Jr.**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sandra N. Futrell and husband, Orvis K. Futrell and Shirley N. Warren and husband, Robert F. Warren, Jr.**, 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 at Goodlettsville, Tennessee this 12th day of November, 2010.

Notary Public

Commission Expiration: 5/4/11

QUENN N. CAVNAR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.