This Instrument Was Prepared By
READ E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

WARRANTY DEED

TTC-218310

BOOK 4464 PAGE 616

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Mr/Mrs James D. Byrum (NAME)	First Federal S & L Assoc. (NAME)	Map 5-Pt. of 7
8098 Jackman Road (STREET ADDRESS OR ROUTE NUMBER)	236 4th Ave. No. (STREET ADDRESS)	Map 9-Pt. 5
Joelton, Tenn. 37080 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37219 (CITY) (ZONE) (STATE)	14D-35025
		14D-35130 PW

For and in Consideration of the sum of TEN ($10.00)**********
**********DOLLARS
and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, BOBBY R. LYNN and wife, BETTY WRAY LYNN,
have bargained and sold, and by these presents do transfer and convey unto the said JAMES D. BYRUM and wife, SARA F. BYRUM,
their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being two tracts of land in Davidson County, Tennessee, described as follows:

TRACT I: A tract of land in the 14th, formerly 24th Civil District of Davidson County, Tennessee, described as follows;

Beginning at the southwest corner of Lum Adcock's tract and the Jackman Road; thence north and east of the driveway to Bower's Home, 100 feet to a point; thence southeasterly 150 feet to said Lum Adcock's northerly line; thence southerly with Lum Adcock's said line, 140 feet, more or less, to the beginning.

TRACT II: A tract of land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made by Norris H. Hickerson, Surveyor, on March 17, 1951, as follows:

Beginning at a point, a railroad spike in the center line of Jackman Road, opposite a fence post in the east right of way of a private drive, being the southeast corner of a triangular tract of 0.2 acres, conveyed to Lewis M. Dallas, by deed of record in Book 1907, page 605, R.O.D.C., Tenn; thence along the center line of Jackman Road in a westerly direction, around a curve having a radius of 940 feet, a total distance of 831 feet to a spike; thence leaving said road, northwesterly 52.5 feet to a point in the center line of a branch, in the east line of the Crowder property, formerly the Moore Property; thence along said branch as follows: north 25° west 246 feet, north 54°57 west 100

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 19,050.00

Subscribed and sworn to before me, this the 1st day of December, 1970

My commission expires: 2-23-74

(Affix Seal)

James D Byrum
Affiant

Notary Public

feet, north 29° west 88 feet, north 47°10' west 125 feet, north 2°55' west 131 feet, north 52°10' west 143 feet, south 88° west 106 feet, north 45°50' west 245 feet to a corner of the Crowder property and a corner of the land of Jim Sterring, in the center line of said branch; thence continuing with the center line of said branch along Sterring's land, as follows: north 81°30' west 136 feet, north 1° east 218.5 feet north 49° west 147 feet, north 2°30' west 204 feet, north 1° west 167.1 feet, north 21°10' west 141 feet to the point in the center of said branch opposite a 36-inch sycamore tree near a cross on a rock on the bank of said branch; thence south 87°30' east, passing the top of a bluff at 118 feet, and continuing through a 3-inch hackberry in an old fence line at 344 feet, and continuing 274 feet to a 15-inch town red oak, and continuing along said old fence line in the same direction a total distance from the center of said branch of 2,156.5 feet to a hub; thence south 4°15' east, passing a wire fence at 49 feet, and crossing a creek, a total distance of 215 feet to a cross on a rock in the center line of a hollow, said point being the west line of the Paradice Lands; thence along Paradice's line, as follows: south 25° east 42 feet to a cross on a rock, south 4°15' east 209.5 feet to a cross on a rock in the hollow; thence south 0°30' east 139.6 feet to a cross on a rock; and continuing with the center line of said hollow south 27°10' west 188 feet to a point; thence south 23°45' west 168 feet, south 17°50' west 90 feet, south 5° west 160 feet to the north line of the triangular tract of Lewis M. Dallas above referred to; thence along Dallas' westerly line, south 40° west 152 feet to an iron pin in the northerly line of a drive way serving this property; thence along Dallas' southerly line and along the north line of said drive way, south 51°10' east 103 feet to the point of beginning, and containing 57 acres, more or less.

Being the same property conveyed to Bobby R. Lynn and wife, Betty Wray Lynn, by deed from Herschel C. Goodman and wife, as of record in Book 4183, page 181, Register's Office for said County.

This conveyance is made subject to an easement for the flow of any creeks or branches and the title to that portion of the premises within the bounds of any roads or highways.

This is unimproved ( ) improved (X) property, known as 8098 Jackman Road, (House Number) (Street) Joelton, P. O. Address: Tennessee 37080 (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James D. Byrum and wife, Sara F. Byrum, their *heirs and assigns, forever.*

And we *do covenant with the said* James D. Byrum and wife, Sara F. Byrum, *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.*

And we, Bobby R. Lynn and wife, Betty Wray Lynn, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James D. Byrum, and wife, Sara F. Byrum, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands *this* 1st *day of* December, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Bobby R. Lynn

Betty Wray Lynn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Reau E. Folk, Jr., a Notary Public in and for said County and State, the within named Bobby R. Lynn and wife, Betty Wray Lynn,

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this ~~1st~~ 4th day of December, 1970.

Reau E. Folk, Jr. Notary Public.

Commission Expires 7-23-74.

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that.....

executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this.....

day of..... ....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

11% CBC

WARRANTY DEED

REF: pdh

FROM

BOBBY R. LYNN AND WIFE

TO

JAMES D. BYRUM AND WIFE

A 9 8 3 1 4

IDENTIF. REFERENCE

Dec 4 2 53 PM '70

FELIX A. ALLISON II REGISTER
DAVIDSON COUNTY, TENN.

DEC-1R
DEC-4PRFEE
DEC-4STAX
DEC-4C
COMV
MDEED

19,050.00

4916

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A* 6.00 * 55.90

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GUARANTY TITLE
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