Prepared by:
R. H. Polk
Stahlman Bldg.
Nashville, Tenn.

WARRANTY DEED

BOOK 4798 PAGE 546

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlie A. Byrum, et ux	same	Map 58
(NAME:)	(NAME:)	
4527 Eaton's Creek Road		Parcel 12
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	13-D
Nashville, Tennessee 37218		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Twelve Thousand and 00/100 ---------- ---------- ($12,000.00) ---------- *DOLLARS*

cash in hand paid by Charlie A. Byrum and wife, Rebecca L. Byrum, the receipt of which is hereby acknowledged,

I, Alice A. Schrader, femme sole,

have bargained and sold, and by these presents do transfer and convey unto the said Charlie A. Byrum and wife, Rebecca L. Byrum,

their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Eaton's Creek Road at an ironpin, three small hackberry pointers, the southeast corner of the F.J. Nicholson lands,; thence with the southerly line of the said Nicholson lands, westwardly 825 feet to an iron pin; thence southwardly 86 feet to an iron pin; thence eastwardly, with the division fence, 852 feet to an iron pin on the westerly margin of Eaton's Creek Road; thence with said Road, northwardly 73 feet to the beginning, containing 1-3/4 acres, more or less.

Being the same property conveyed to Frank G. Ferguson and wife, Goldie W. Ferguson, by deed from Nathan A. Rector and wife, of record in Book 1417, Page 136, Register's Office for said County.

Being the same tract or parcel of land conveyed to Alice A. Schrader by deed from Goldie W. Ferguson, a widow, of record in Book 3988, page 203, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as 4527 Eaton's Creek Road, Nashville, Tennessee 37218
(House Number) (Street) P. O. Address: (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 Charlie A. Byrum and wife, Rebecca L. Byrum,

their

heirs and assigns, forever.

And I *do covenant with the said* Grantees

that I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Alice A. Schrader,

do further covenant and bind myself, my *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.*

Witness my *hand this* 19th *day of* March, *19*74, ~~the corporate party, if any, has caused its name to be signed hereto by its duly authorized officers on said day and date.~~

Alice A. Schrader

Goldie W. Ferguson
Acting under Power of
attorney

BOOK 4798 PAGE 547

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Sevene Akard, a Notary Public in and for said County and State, Alice A. Schrader

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

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 19th day of March, 1974.

Sevene Akard Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires August 30, 1977

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 _____

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 12,000.00 Affiant Charlie Byrum

Subscribed and sworn to before me this 22nd day of March 1974

Deputy Register D. Head

MAR22	CONV	12,000.00			
MAR22	S'TAX		A*	31.20	
MAR22	PR'FEE		A*	.50	
MAR22	W'DEED		A*	4.00	* 35.70

WARRANTY DEED
FROM
ALICE A. SCHRADER
TO
CHARLIE A. BYRUM, ET UX

C 46697

IDENTIF. REFERENCE

MAR 22 12 48 PM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE