THIS INSTRUMENT PREPARED BY:

Address Your Answer!
Claude A. Byrum
1204 Jenny Court
Nashville, Tn 37207

STAN REYNOLDS
Attorney at Law
102 Highway 70 East
P. O. Box 66
Dickson, TN 37055

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTEEN THOUSAND AND NO/100 ($17,000.00) DOLLARS, cash in hand paid by Claude A. Byrum, receipt of which is hereby acknowledged, DIXIE ETHEL WILKERSON, by Charles Bren Thompson and Gerald Thompson, Co-Conservators for Dixie Ethel Wilkerson, have bargained and sold and by these presents do transfer and convey unto the said CLAUDE A. BYRUM AND WIFE, LISA E. BYRUM their heirs and assigns, a certain tract or parcel of land as follows:

Lying and being in the _____ Civil District of Davidson County, State of Tennessee, and being more particularly described as follows:

BEING Lot No. 6 of Block "A" on the plan of Eastwood Addition as of record in Book 332, Page 63, in the Register's Office of Davidson County, Tennessee. Said Lot No. 6 fronts 50 feet on the South side of Seymour Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to D. H. Wilkerson and wife, Dixie E. Wilkerson, by deed from A. J. Linx and wife, Lola Linx, dated January 4, 1938, and of record in Book 1005, Page 677, in the Register's Office of Davidson County, Tennessee. Also being the same property title to which vested in Dixie E. Wilkerson, upon the death of her husband, D. H. Wilkerson, by reason of their tenancy by the entirety, and being the same property ordered sold by the Chancery Court for Dickson County, Tennessee, of record in Minute Book 37, Pages 432-433, said order is of record in Book _____, Page _____, in the Register's Office of Davidson County, Tennessee, said order granting power to Co-Conservators, Charles Bren Thompson and Gerald Thompson to convey to Claude A. Byrum.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said CLAUDE A. BYRUM, ET UX, their heirs and assigns, forever. And we covenant with the said CLAUDE A. BYRUM ET UXthat Dixie Ethel Wilkerson is lawfully seized and possessed of said land in Fee Simple; has a good right to convey it, and the same is unencumbered. And we do further covenant for said Dixie Ethel Wilkerson and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said CLAUDE A. BYRUM AND WIFE, LISA E. BYRUM, theirheirs and assigns, against the lawful claims of all persons whomsoever.

5057.0

IDENTIFICATION REFERENCE

Oct 8 9 41 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IN WITNESS WHEREOF, we have hereunto set our hand(s) this 29th day of September, 1986.

Charles Bren Thompson

Charles Bren Thompson, Co-Conservator

Gerald Thompson

Gerald Thompson, Co-Conservator

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, CHARLES BREN THOMPSON AND GERALD THOMPSON, with whom I am personally acquainted or who were proved to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this 29th day of September, 1986.

John D. Corra

Notary Public

JOHN D. CORRAN NOTARY PUBLIC DICKSON COUNTY

My Commission Expires: August 6, 1990

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $17,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me this 3 day of September, 1986.

Notary Public

CLERK & MASTER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 3/2/89

* * * * * * * *

MAP 83-5

GROUP

PARCEL 38

27 W 19065

SEND TAX BILLS TO:

Mortgagee: None

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7003 PAGE 436

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

1700 .00- CAMT.
47.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 54.10-
10/08/06 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50570

IDENTIFICATION REFERENCE

Oct 8 9 41 AM '06

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 304193