BOOK 8310 PAGE 159

THIS DOCUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
315 Deaderick Street, Suite 105
First American Center
Nashville, TN 37219

263111

IDENTIF. REFERENCE

9 9 3 6 7

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Jack W. Shrum and Jeff T. Shrum 1331 Dickerson Pike Nashville, TN 37207	SAME	Map 71-15 Parcels 93 & 94

FOR AND IN CONSIDERATION OF THE SUM OF Ten and No/100 Dollars ($10.00), Cash in hand paid by Jack W. Shrum and Jeff T. Shrum, and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged, Lorene A. Warmack, unmarried, has this day bargained and sold, and does hereby transfer and convey unto the said Jack W. Shrum and Jeff T. Shrum, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

3943 03/15 0101 03CHECK 351.10

Land in Davidson County, Tennessee, being parts of Lots Nos. 2, 3 and 4 on the Plan of Eastmoreland Place, Shields Subdivision, of record in Book 161, page 170, Register's Office for said County, and the west one-half (1/2) of an alley closed and abandoned by Agreement of record in Book 2930, page 414, in said Register's Office, described according to Survey of Dale and

Associates, dated March 8, 1991, Job No. 91025, as follows:

Beginning at the southeast intersection of Lucile Street and North First Street/Dickerson Pike, said point being the northwest corner of the property herein described; thence with the southerly margin of Lucile Street, South 82 deg. 30 min. 37 sec. East, a distance of 125.01 feet to an iron rod; thence leaving said street, South 13 deg. 22 min. 28 sec. West, a distance of 124.20 feet to a point; thence, North 82 deg. 30 min. 40 sec. West, a distance of 124.98 feet to the easterly margin of Dickerson Pike; thence with the easterly margin of Dickerson Pike and around a curve to the right having a central angle of 02 deg. 29 min. 02 sec., a radius of 2,865.00 feet, a tangent of 62.11 feet, for a total length of 124.21 feet to the point of beginning and containing 0.35 acres of land, more or less.

Being the same property conveyed to Ewin E. Warmack and wife, Lorene A. Warmack, by deed from C. W. Bond, Commissioner of Highway and Public Works of the State of Tennessee, of record in Book 2101, page 194, and by Deed from Paul E. Warmack of record in Book 2148, page 205, Register's Office of Davidson County, Tennessee; the said Ewin E. Warmack having since died.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $97,000.00.

Subscribed and sworn to before me this the 13th day of March, 1991.

X Jack W Shuman
Affiant

Cynthia O'Dell
Notary

NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 1-23-93

This is improved property known as 1331 Dickerson Pike, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns, forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for those matters set forth in Exhibit "A".

The Grantor herein does hereby reserve unto herself, her heirs, successors and assigns, an easement for the purposes of ingress and egress to the land of the Grantor lying east of and adjacent to the land conveyed herein. The location of the easement is the area identified as "asphalt pavement" between the one-story metal building and the east line of the land conveyed herein, as depicted on the Survey of Dale and Associates, dated March 8, 1991, Job No. 91025, said Survey being attached hereto as Exhibit "B".

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 our hands this 13th day of March, 19 91, the corporate party, if any, having caused its name to

be signed hereto by its duly authorized officers on said day and date.

x Lorene A. Warmack
Lorene A. Warmack

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned, a Notary Public in and for said County and State Lorene A. Warmack, unmarried, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13th day of March, 1991.

Cynthia O'Dell
Notary Public

My Commission Expires: 1/23/93

EXHIBIT A

1. Taxes for 1991: A lien, but not yet due or payable.

2. Matters shown on Survey of Dale and Associates, dated March 8, 1991, Job No. 91025.

3. Sewer easement of record in Book 4320, page 126, Register's Office for Davidson County, Tennessee.

4. Subject to easements to the Department of Highways and Public Works of the State of Tennessee of record in Book 2101, page 194, in said Register's Office.

5. Easement for ingress and egress reserved herein by Grantor.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	97000.00
CON TX	320.10
PRFEE	1.00
MISC	30.00
TOTAL	351.10
CHECK	351.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/15/91 01 10:43 0001 3848

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IDENTIF. REFERENCE

MAR 15 12 42 PM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 404623