This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 8479 PAGE 290

ADDRESS NEW OWNER:
Claude A. Byrum and Lisa E. Byrum
5047 Seymour Hollow Road
Whites Creek, TN 37189

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Fidelity Federal Savings Bank
401 Union Street
Nashville, Tennessee 37219

MAP AND PARCEL:
MAP 83-2
PARCEL 3
27W-25235

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Carlos W. Gearheart and wife, Katie B. Gearheart hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Claude A. Byrum and wife, Lisa E. Byrum, tenants by the entirety, 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:

> BEING the north part of Lot No. 28 on the Map of H. M. Doak's Subdivision, of record in Book 332, page 22, Register's Office for Davidson County, Tennessee, and described according to a survey thereof made April 23, 1951, by Z. J. Wilkinson, Surveyor, as follows.
>
> BEGINNING at a point at the southwest intersection of Douglas Avenue and Chapel Avenue as widened; thence with the south margin of said Douglas Avenue, westerly 42 feet to the corner of Lots Nos. 28 and 29; thence with the line between said lots 124 feet to an iron pin in a fence line; thence with said fence line, easterly 96 feet to an iron pin which is 72.8 feet north from the north margin of a 20 foot alley, being in the westerly margin of said Chapel Avenue, as widened; thence with the margin of said Chapel Avenue, as widened, northwesterly 121.2 feet to the beginning.
>
> Being the same property conveyed to Carlos W. Gearheart and wife, Katie B. Gearheart, by deed from Fred Daws and wife, Debra A. Daws of record in Book 5128, Page 574, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Fidelity Federal of record in Book 5128, Page 576, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account to be transferred to Grantee(s).

This conveyance subject to such easements and setback lines of record in Register's Office for Davidson County, Tennessee.

This is improved property known as 1418 East Douglas Avenue, Nashville, TN 37206.

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 and wife, Lisa E. Byrum, their heirs and assigns, forever; and we, Carlos W. Gearheart and wife, Katie B. Gearheart 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 4th day of November, 1991

Carlos W. Gearheart
Carlos W. Gearheart

Katie B. Gearheart
Katie B. Gearheart

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Carlos W. Gearheart and wife, Katie B. Gearheart the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 4th day of November, 1991.

NOTARY PUBLIC

My Commission Expires: 5/22/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 22,750.00.

AFFIANT

Subscribed and sworn to before me this 4th day of November, 1991.

NOTARY PUBLIC
My Commission Expires: 5/22/93

5.9 6.6.2:

IDENTIFICATION REFERENCE

Nov 5 10 04 AM '91

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

6544 11/05 0101 03CHECK 90.99

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 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
			CAMT	22750.00
			CON TX	83.99
			PRFEE	1.00
			WDEED	6.00
			TOTAL	90.99
			CHECK	90.99
11/05/91	01		10:06 0001	6544

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 9 6 6 2

IDENTIFICATION REFERENCE

NOV 5 10 04 AM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 473690