THIS INSTRUMENT PREPARED BY:

Mail

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

BOOK 10145 PG 106

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Jerry Shrum, et ux 186 Washington Pl. Hendersonville, Tn. 37075	Same as New Owner	Map 33 Parcel 197

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, DALE M. KIMBROUGH and wife, DONNA G. KIMBROUGH, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto JERRY SHRUM and wife, JOYCE SHRUM, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the 3rd Councilmanic District of Davidson County, Tennessee, described according to a survey dated October 3, 1995, by Tommy E. Walker, Registered Land Surveyor, License No. 1465 (Drawing No. 100395), as follows:

BEGINNING at an iron pin in the southerly margin of Lowes Lane, a corner to the property conveyed to John H. Jones, et ux, of record in Book 6080, page 307, Register's Office for Davidson County, Tennessee (Map 33, Parcel 196); thence with said margin of said road South 88 deg. 13 min. 52 sec. East 162.00 feet to an iron pin, a corner to the property conveyed to William T. Williams, et ux, of record in Book 8578, page 451, Register's Office for Davidson County, Tennessee (Map 33, Parcel 198); thence, with the line of Williams South 07 deg. 40 min. 18 sec. West 524.03 feet to an iron pin in the line of the property conveyed to Trailmont MHP, LTD of record in Book 6749, page 51, said Register's Office (Map 33, Parcel 61.02); thence, with the line of Trailmont MHP, LTD North 88 deg. 09 min. 56 sec. West 161.45 feet to an iron pin, a corner to the property of John H. Jones; thence, with the line of Jones North 07 deg. 36 min. 50 sec. East 523.79 feet to the point of beginning and containing 1.934 acres, more or less.

BEING the same property conveyed to Dale M. Kimbrough and wife, Donna G. Kimbrough, by deed from Gloryland Baptist Church of record in Book 9806, page 501, Register's Office for Davidson County, Tennessee.

The foregoing description was prepared from a survey dated October 3, 1995, by Tommy E. Walker, Registered Land Surveyor, No. 1465.

The current mailing address for said property is 1245 Lowes Lane, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

And WE, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1996, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any and all matters as they may appear on the plan of record in Book 8250, page 557, said Register's Office.

3. Subject to easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville & Davidson County of record in Book 7825, page 58, said Register's Office.

And WE, the GRANTORS, 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.

WITNESS our hands on this the 31st day of July, 1996.

"GRANTORS" "GRANTEES"

DALE M. KIMBROUGH JERRY SHRUM

DONNA G. KIMBROUGH JOYCE SHRUM

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 10145 PG 108

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DALE M. KIMBROUGH and wife, DONNA G. KIMBROUGH, and JERRY SHRUM and wife, JOYCE SHRUM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 31st day of July, 1996.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $94,000.00.

Jerry Shrum
Affiant

Sworn to and subscribed before me, this the 31st day of July, 1996.

Patsy C. Davidson
NOTARY PUBLIC

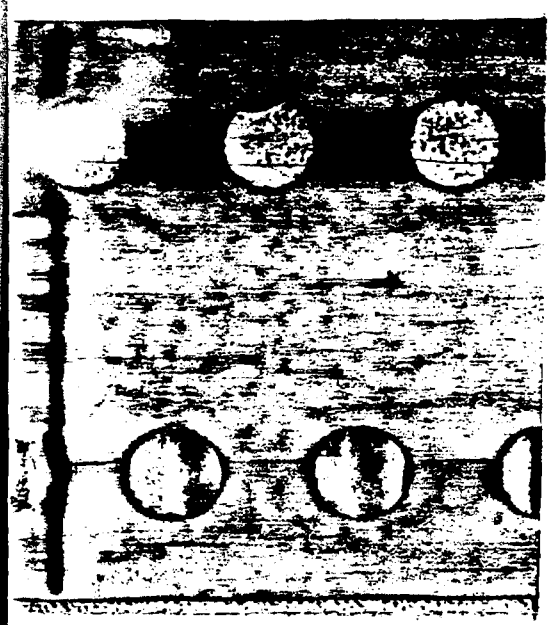
PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

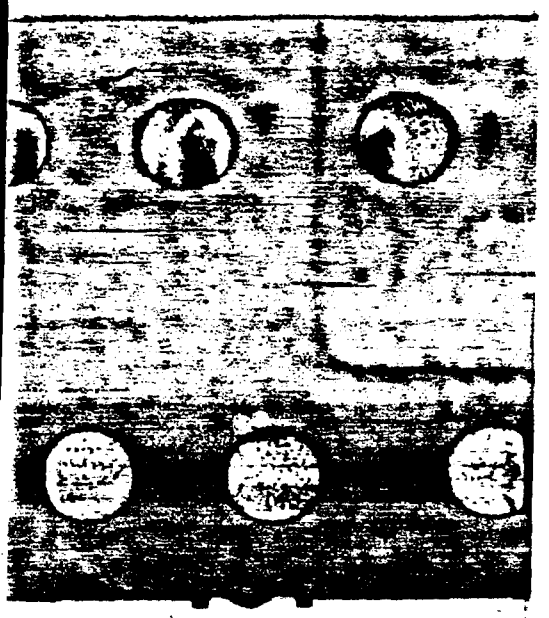
02110829
IDENTIFICATION REFERENCE

96 AUG -5 AM 10:27

CELIA A. RICHARDSON REGISTER
DAVIDSON COUNTY, TN.

3045 08/05 0101 03CHECK 360.80





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

RECEIVED OF _____

FOR _____

BOOK 10145 PG 109

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 94000.00
CON TX 347.80
PRFEE 1.00
WDEED 12.00
TOTAL 360.80
CHECK 360.80

08/05/96 01 10:32 0001 3045

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02108829
IDENTIF. ↑ REFERENCE

96 AUG -5 AM 10:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1070618