BOOK 11213 PAGE 538

Name & Address New Owner:
BEVERLY K. LYONS
4021 Apache Trail
Nashville, TN 37013

Send Tax Bills to:
NORTH AMERICAN MORTGAGE CO.
3883 AIRWAY DRIVE
SANTA ROSA, CA 95403

Tax Map and Parcel Nos.
Map 148-15
Parcel No. 16.00

**WARRANTY DEED**

FOR AND IN CONSIDERATION of Ten and No/100--- ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **JAMES R. SHRUM AND WIFE, VARA S. SHRUM,** the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **BEVERLY K. LYONS,** hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land located in **DAVIDSON** County, Tennessee and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land together with all and singular easements, appurtenances, heriditaments, estate, title and interest thereto belonging or in anywise appertaining to the said Grantee, her successors, heirs and assigns in fee simple forever.

GRANTORS do hereby covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except for taxes for the year 1999; all matters shown on the Plan of Apache Hills, Section 5, as of record in Plat Book 4860, Page 113, Register's Office for Davidson County, Tennessee; Restrictive Covenants contained in instrument of record in Book 5040, Page 357, said Register's Office.

GRANTORS do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, her successors and assigns against the lawful claims of all persons whomsoever.

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 the ~~28th~~ 30th day of ~~June~~ October, 1998.

James R. Shrum

Vara S. Shrum

0515010 IDENTIF. & REFERENCE

98 NOV 20 AM 9:12 BILL GARRETT REGISTER DAVIDSON COUNTY, TN.

9652 11/20 0101 03CHECK 310.33

(see next page for notary acknowledgement)

STATE TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, James R. Shrum and wife, Vara S. Shrum, the within named bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at HENDERSONVILLE, Tennessee, this the 30th day of ~~June~~ October, 1998.

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission expires: Carol A. Lang
Notary Public

My Commission Expires JULY 6, 2002

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $82,900.00.

Chris Lind
Affiant

Sworn to and subscribed before me this the 30th day of October, 1998.

NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Carol A. Lang
Notary Public
My Commission expires:

My Commission Expires JULY 6, 2002

**THIS INSTRUMENT PREPARED BY:**
**DEANIE L. GREGORY, ATTORNEY**
GREATER NASHVILLE TITLE & CLOSING CO.
223 Madison Street, S. 102
Madison, Tn 37115

**EXHIBIT "A"**

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Apache Hills, Section 5, as of record in Book 4860, Page 113, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description thereof.

BEING the same property conveyed to James R. Shrum and wife, Vara S. Shrum, by deed from Chanada Klangmoung Songer and husband, Charles W. Songer of record in Book 9665, Page 727, Register's Office for Davidson County, Tennessee.

**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 |
| TO - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | CAMT 82900.00 |
| | | | | CON TX 299.33 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 8.00 |
| | | | | CFEE 2.00 |
| | | | | TOTAL 310.33 |
| | | | | CHECK 310.33 |
| | | | 11/20/98 01 | 09:14 0001 9652 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0515010
IDENTIF. # REFERENCE

98 NOV 20 AM 9:12

JILL [illegible] REGISTER
DAVIDSON COUNTY, TN.

**No.** 1374709