26B

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Sarah E. Todd	New Owner	
5026 Clarksville Highway		Map 039-00-0
Whites Creek, TN 37189		Parcel 073.00

This instrument prepared by: Joseph V. Ferrelli, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205
Information furnished by the parties hereto. 9228 26B

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Claude Byrum and wife, Lisa A. Byrum, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Sarah E. Todd, a single person, (The "Grantee"), her heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

See attached Exhibit A for legal description

Being the same property conveyed to Claude Byrum and wife, Lisa E. Byrum by Warranty Deed from First Tennessee Bank National Association of record in Book 8677, page 62, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to:

1. Taxes for the year 1999 and subsequent years.
2. Any restrictive covenants, easements, easement for existing or proposed utility and/or roadway easements.

This is improved property commonly known as 5026 Clarksville Highway, White Creek, Tennessee 37189.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $67,000.00.

Affiant

Subscribed and sworn to before me this 1st day of March, 1999.

Notary Public

My Commission Expires: 9/23/2000

99 MAR -2 AM 11:09

0554980

IDENTIF. & REFERENCE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever. And Grantor does covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 1st day of March, 1999.

Claude Byrum

Lisa E. Byrum

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Claude Byrum and wife, Lisa E. Byrum**, the bargainor, 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 and official seal at Nashville, Tennessee, this 1st day of March, 1999.

NOTARY PUBLIC

My Commission Expires: 9/27/2000

2157 03/02 0101 03DHECK 262.90

EXHIBIT A

Land in the 14th Civil District of Davidson County, Tennessee, and described according to a survey by George W. Watkins, Surveyor, as follows:

Beginning at a point in the northeasterly margin of State Highway No. 112 (Clarksville Highway), said point being the common front corner of the property herein conveyed and the Howard Moore property, thence North 59 deg. East a distance of 349.5 feet to a point in the northerly rear corner of the Moore property; thence S. 27 deg. East along the rear line of the Moore property a distance of 119 feet to a point in the margin of the Donald Lee Property; thence North 59 deg. 30' East along the margin of the Donald Lee property a distance of 235 feet to a point; thence continuing North 21 deg. 30' West along the margin of the Donald Lee property a distance of 149 feet to a point; thence North 87 deg. West along an existing fence in the Donald Lee property a distance of 320 feet to a point in the westerly margin of the Donald Lee property; thence North 28 deg. 30' East along an existing fence on the westerly margin of the Donald Lee property a distance of 655 feet to a point in the southerly margin of the Thompson property; thence North 87 deg. West along a fence on the southerly margin of the Thompson property a distance of 250 feet to a point; thence South 60 deg. West a distance of 510 feet to a point; thence South 47 deg. 30' East a distance of 501 feet to a point; thence South 55 deg. West a distance of 73 feet to a point; thence south 55 deg. East a distance of 184 feet to a point; thence South 55 deg. West a distance of 340 feet to a point in the margin of Clarksville Highway, thence North 37 deg. West along the margin of the said Clarksville Highway a distance of 25 feet to the point of beginning, containing 5.68 acres, more or less.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11362 PG. 469

0554980
IDENTIF. A REFERENCE

99 MAR -2 AM 11:09

CAMT	67000.00
CON TX	247.90
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	262.90
CHECK	262.90

03/02/99 01 11:07 0001 2157

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1431346