THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Michael Shrum, et al 108 Dorris St. Goodlettsville, Tn. 37072	Same as New Owner	Map 18-16 Parcel 29

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, **RICHARD M. USELTON** and wife, **JANELLE M. USELTON**, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto **MICHAEL SHRUM** and **ROY SHRUM**, as joint tenants, with survivorship obtaining, 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:

> LAND in Davidson County, Tennessee, being parts of Lots No. 3 and 4 on the Map of Callie Utley Lands in the 10th Civil District, not of record, and described as follows:
>
> BEGINNING at an iron stake in the southerly margin of Dorris Avenue, 75 feet west of the Edd B. Young Property as conveyed by deed in Book 1644, page 623, Register's office for said County, and in Book 2275, page 89, said Register's Office; thence South 18 deg. 30 min East 160 feet to an iron stake in an old fence line; thence along said fence line, South 81 deg. 30 min West 75 feet to an iron stake; thence North 18 deg. 30 min. West 160 feet to an iron stake in the south margin of Dorris Avenue; thence with said Avenue North 81 deg. 30 min. East 75 feet to the point of beginning.

Being the same property conveyed to Richard W. Uselton and wife, Janelle M. Uselton, by deed from Barbara Uselton Waggoner, Debbie (Deborah) Uselton Wooten, Jerry Uselton and Richard W. Uselton, of record in Book 9322, page 348, said Register's Office. Deed of Correction of record in Book 9805, page 443, Register's Office for said County, to correct improper notary on the original deed.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 108 Dorris St., Goodlettsville, TN 37072.

By this conveyance, the GRANTEES intend that they shall own and hold title to the said property as joint tenants with survivorship obtaining and not as tenants in common--that is, in the event of the death of either of them the survivor shall own and hold title to the said property in fee simple, without any right, claim or demand on the part of the decedent's estate.

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. Real Property Taxes for the year 1999, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

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 the day and date last acknowledged below.

"GRANTORS"

RICHARD M. USELTON

JANELLE M. USELTON

"GRANTEES"

MICHAEL SHRUM

ROY SHRUM

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD M. USELTON and wife, JANELLE M. USELTON, and MICHAEL SHRUM and ROY 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 27th day of May, 1999.

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expiers July 30, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is ~~$00,000.00~~ $61,500.00.

Affiant

Sworn to and subscribed before me, this the 27th day of May, 1999.

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expiers July 30, 2001

06/07 0101 OSCHECK 238.55

99 JUN -7 PM 3:43

REGISTER
DAVIDSON COUNTY, TN.

05967137

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11515 PG. 993

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

0596737

INSTRUMENT REFERENCE

99 JUN -7 PM 3:43

REGISTER
DAVIDSON COUNTY, TN.

CAMT	61500.00
CON TX	227.55
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	238.55
CHECK	238.55

06/07/99 01 15:47 0001 6390

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1470878

6-7-99

VOID

BOOK 11515 PG. 994

BOOK 11515 PG. 995

BOOK 11515 PG. 996

BOOK 11515 PG. 997

BOOK 11515 PG. 998

BOOK 11515 PG. 999