WARRANTY DEED

Instr:200001240007703 Page: 1 OF 2
REC'D FOR REC 01/24/2000 12:49:40PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $369.63

BYRD-99020

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00 .

David Byrd
Affiant

SWORN AND SUBSCRIBED BEFORE ME, THIS THE 12th DAY OF January, 2000.

(Affix Seal)

Notary Public

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
100 Winners Circle, Ste 150
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
David Byrd and Holly Byrd	Churchill Mortgage Corporation	061-06-0-030.00
703 Maplewood Lane	761 Old Hickory Blvd.suite 401	
Nashville, TN 37216	Brentwood,TN 37027	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, MARTIN CRUM AND TANYA M.CRUM, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto DAVID BYRD AND HOLLY BYRD, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Two Tracts or Parcels of land in Davidson County, Tenessee,designated on the Assessor of Property for Davidson County, Tennessee,as Map 061-06-0 Parcel 030.00 and described in the previous instruments of conveyance as follows:

Tract 1:

Being the Southeast part of Lot No.2 on the map showing the subdivision of part of the William Bradford Land, as of record in Book 547, page 91, Register's Office for Davidson County, Tennessee, described as follows:

Said part of said lot fronts 94 feet on the north side of Maplewood Road or Lane and runs Back between parallel lines as measured from the center line of said Maplewood Road or Lane 375 feet along the common line between lots Nos.1 and 2, to a dead line in the rear.(This is the same description as in Book 1195, page 235, Register's Office for Davidson County, Tennessee.)

Tract 2:

Being part of Lot No. 2 on the map showing the subdivision of part of the William Bradford Land, as of record in Book 547, page 91, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a spike in the center of Maplewood Lane at the South East corner of the tract or parcel of land conveyed to us by said deed from Mamie Crain Hardy and Husband; running thence North 2 deg. 45' West 166 feet to a point 0.5 feet West of corner of Rock Wall; thence North 77 .5 deg. East 10.8 feet to a stake; thence North 7 deg. 45' East 103.8 feet to a fence post in the line between our lands and those of said A.W. Simpkins and wife thence with said line South 3 deg. 30' West 271.5 feet to the spike in the center of Maplewood Lane, the point of Beginning. (This is the same description as in Book 1260 ,page 475, Register's Office for Davidson County, Tennessee.)

Being the same property conveyed to Martin Crum and wife, Tanya M. Crum by deed from David Simpkins and Barbara Simpkins Quinn and Diane Simpkins McKinney and Roger Simpkins and Sharon Simpkins Kearley and Norma Simpkins Killeen and Howard Simpkins as the Heirs at law of the Estate of Clara D. Simpkins, of record in instrument No. 200001060001928, Register's Office for said County.

( ) unimproved
This is (X) improved property know as 703 Maplewood Lane, Nashville, Tennessee 37216 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my/our hand(s) this 12th day of January, 2000 :

Martin Crum
Martin Crum

Tanya M. Crum
Tanya M.Crum

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, George R. Woods Jr., a Notary Public in and for said County and State, the within named MARTIN CRUM AND TANYA M.CRUM, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Williamson, County this 12th day of January, 2000.

Notary Public

My Commission Expires: [illegible]

