THIS INSTRUMENT PREPARED BY:

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Davidson County DEEDWARR
Recvd: 07/24/01 09:03 2pgs
Fees:13.00 Taxes:388.50

20010724-0078104

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Chester Lee Shrum, et ux PO Box 458 Ridgetop, Tn 37152	Same as New Owner	Map 2 Parcel 89

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, JOHN W. FREDERICK and wife, MARTHA J. FREDERICK, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto CHESTER LEE SHRUM and wife, TERRIE I. 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:

TRACT 1: Certain real property situate in the 10 th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

BEGINNING at a point in the westerly margin of Old Buck Hill Road with a fence post pointer on the west side of said road, said point being the southeast corner of Clarence H. McCumber, et ux, appearing of record in Deed Book 5444, page 371, Register's Office for Davidson County, Tennessee, being shown as the northeast corner on Map 2, Parcel 4 in the TAODCT, and continuing as follows: thence with the margin of said road, South 28 deg. 40' 04" West, 56.68 feet; thence South 32 deg. 19' 47" West, 54.96 feet; thence South 51 deg. 15' 31" West, 31.42 feet; thence South 69 deg. 01' 27" West, 44.83 feet; thence South 72 deg. 12' 49" West, 33. 15 feet; thence South 57 deg. 26' 13" West, 22.16 feet to a point in said margin of road, being the most south southeast corner of this tract of land in John W. Frederick, et ux, easterly line, appearing of record in Deed Book 8184, page 901, in the Register's Office for Davidson County, Tennessee; thence with the line of said Frederick, North 1 deg. 50' 40" East, 9.49 feet to a point being the northeast corner of said Frederick; thence North 88 deg. 09' 20" West, 200.97 feet to a point being the southwest corner of this tract in said Frederick northerly line, and a corner to Diana H. Brubaker, et al, appearing of record in Deed Book 9127, page 68, said Register's Office; thence with the line of said Brubaker, North 40 deg. 30' 28" East, 324.73 feet to an iron fence post being the northwest corner of this tract of land and being a corner to said Brubaker in said McCumber southerly line; thence with the line of said McCumber, South 56 deg. 13' 24" East, 195.89 feet to the point of beginning, containing 1.19 acres, more or less, as surveyed by John D. Sprouse, License No. 957, whose address is 500 Eagle Trail, Springfield, TN 37172, dated June 24, 1996.

TRACT 2: LAND in the 10th Civil District of Davidson County, Tennessee, and beginning at a point in the Old Buck Road corner to Elbert Lassiter in the Harvell line; thence with said Road, North 10 deg. West 100 feet, North 2 deg. West 98 feet to a point in the road, corner C.A. Bruce; thence South 85 deg. West 240 feet to a stake in C.A. Bruce's line; thence South 6 deg. East 198 feet to a stake, corner to Elbert Lassiter in said Bruce's line; thence North 85 deg. East 240 feet to the beginning, containing one acre.

BEING the same property conveyed to John Frederick and wife, Martha Frederick, by Trustee's Deed from John M. Cannon, Trustee, of record in Book 11656, page 167, Register's Office for Davidson County, Tennessee.

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 1050 Old Buck Hill Road, Ridgetop, Tennessee 37152.

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 2001, 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"

JOHN W. FREDERICK

MARTHA J. FREDERICK

"GRANTEES"

CHESTER LEE SHRUM

TERRIE I. SHRUM

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN W. FREDERICK and wife, MARTHA J. FREDERICK, and CHESTER LEE SHRUM and wife, TERRIE I. 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 20th day of July, 2001.

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires December 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Affiant

Sworn to and subscribed before me, this the 20th day of July, 2001.

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires December 6, 2001