Davidson County DEEDWARR
Recvd: 08/06/01 15:23 3pgs
Fees:18.00 Taxes:166.50
20010806-0083973

26 B

26b

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:	[MAP-PARCEL NOS.
[Claude A. Byrum	[New Owners	[
[Lisa Byrum	[	[Map 60-16
[2700 Brunswick Drive	[	[Parcel 81.00
[Nashville, TN 37207	[	[

[This instrument prepared by: Joseph V. Ferrelli, Attorney, 104 Woodmont [Boulevard, Suite 115, Nashville, Tennessee 37205 [10781

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, Marvin F. Pinson, Jr., a married person and Bertha Marie Allen, a married person (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Claude A. Byrum and wife, Lisa Byrum (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the Map of Capitol View Subdivision, as of record in Book 974, pages 52 and 53, Register's Office for said County.

Said Lot No. 26 fronts 75 feet on the south side of Brunswick Drive and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Marvin Frank Pinson, Sr. and wife, Mary Sue Pinson person by Warranty Deed from Pauline Andrews Blackard Hutson formerly Pauline Andrews Blackard of record in Book 3026, page 371, said Register's Office for Davidson County, Tennessee. Marvin Frank Pinson, Sr. has since died leaving title vested in Mary Sue Pinson as sole surviving tenant by the entirety. Mary Sue Pinson died on March 6, 1996 and the interest in and to the property conveyed herein passed to Marvin F. Pinson, Jr. and Bertha Marie Allen as the sole surviving heirs. An Affidavit of Heirship is attached hereto describing said inheritance.

This conveyance is subject to:

1. Taxes for the year 2001 and subsequent year.
2. Plan of record in Plat Book 974, pages 52 and 53, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 2700 Brunswick Drive, Nashville, TN 37207.

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for
[this transfer is $45,000.00.

Affiant

[Subscribed and sworn to before me this
31st day of July, 2001.

Notary Public

[My Commission Expires: 7/24/04

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever. And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have 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 Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

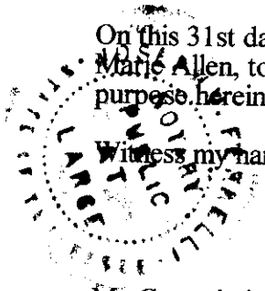
IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 31st day of July, 2001.

Marvin F. Pinson, Jr.

Bertha Marie Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of July, 2001, before me personally appeared Marvin F. Pinson, Jr. and Bertha Marie Allen, to me known to be the person who executed the foregoing instrument for the purpose herein contained.



Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 2001.

Notary Public

My Commission Expires: 7/24/04