Davidson County DEEDWARR
Recvd: 06/04/02 09:16 2pgs
Fees:13.00 Taxes:555.00
20020604-0067170

This instrument prepared by:
DAVID M. AMONETTE
Attorney at Law
554 West Main Street
Gallatin, TN 37066

ADDRESS NEW OWNER:
Claude Byrum and wife,
Lisa E. Byrum
5047 Seymour Hollow Road
Whites Creek, TN 37189

SEND TAX BILLS:
Same

Map 42, 11, Parcel 7.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, **RUTH P. IRWIN, a widow,** hereinafter called the Grantor, has bargained and sold the following described property, and by these presents does transfer and convey unto **CLAUDE BYRUM and wife, LISA E. BYRUM, as Tenants by the Entireties,** the following described property to wit:

> Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Section IV, Morning View Subdivision, of record in Book 2330, page 40, Register's Office for said County.
>
> Said Lot No. 59 fronts 411.14 feet on the westerly side of Graycroft Road and runs back 242.81 feet on the north line to a dead line in the rear on which it measures 476.68 feet and is triangular in shape.
>
> BEING the same property conveyed to **Ray L. Irwin and wife, Ruth P. Irwin** by Deed from **Raymond W. Lowe and wife, Elaine Lowe** of record in Book 3072, page 535, Register's Office for Davidson County, Tennessee. The said **RayL. Irwin** is now deceased, having died on December 23, 1981.
>
> Taxes for 2002 are to be prorated and paid by the Grantees named herein.
>
> Said conveyance is made subject to restrictive covenants of record in Book 2276, page 290, and amended in Book 2304, page 53, Register's Office for Davidson County, Tennessee; subject to plan of record in Plat Book 2330, page 40, Register's Office for Davidson County, Tennessee and any visible and unrecorded easements, restrictions, building regulations and zoning regulations.

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 the Grantor does covenant with the said Grantees that she is lawfully seized and possessed of said land in fee simple, that she has a good right to convey it, and the same is

unencumbered, except for the matters as herein set forth, and the Grantor does further covenant and bind herself, her heirs and/or assigns, 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.

IN WITNESS WHEREOF, the party hereto has duly executed the foregoing on this the 28 day of May, 2002.

Ruth P. Irwin
RUTH P. IRWIN

STATE OF ~~TENNESSEE~~ KentucKy
COUNTY OF McCracKen

Personally appeared before me, the undersigned, a Notary Public for said County and State, **RUTH P. IRWIN, a widow**, named bargainor, with whom I am personally acquainted and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this the 28 day of May, 2002.

Judy W. Chandler
NOTARY PUBLIC

(SEAL)
My Commission Expires:
7/20/02

STATE OF ~~TENNESSEE~~ KentucKy
COUNTY OF McCracKen

The actual consideration or value, whichever is greater, for this transfer is $ 150,000.00.

Ruth P. Irwin
AFFIANT

Subscribed and sworn to before me this the 28 day of May, 2002.

Judy W. Chandler
NOTARY PUBLIC

(SEAL)
My Commission Expires:
7/20/02

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May 22, 2002 (9:45am)