WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/20/02 15:35 2pgs
Fees:13.00 Taxes:488.40

20020820-0100803

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August, 2002

Laura A. Beasley
Notary Public

MY COMMISSION EXPIRES: 11/26/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claude Byrum (NAME)	Same (NAME)	MAP 33-2
5047 Seymour Hollow Road (ADDRESS)	(ADDRESS)	PARCEL 21
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Sandra Sue Howard and Carolyn Frances Howard and Cheryl Annette Carr Bumgarner and Tracey Lee Gilley, devisees under the will of Mildred E. Strickler HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Claude Byrum and wife, Lisa Byrum

HEREINAFTER CALLED 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 Lot No. 30, Plantation Estates, Section 2, of record in Plat Book 3842, page 136, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Earl Mayo and wife, Mildred Mayo by deed from John B. Gibbs and wife, Betty L. Gibbs of record in Book 4404, page 167, Register's Office for Davidson County, Tennessee. The said Earl Mayo having predeceased Mildred Mayo and Mildred Mayo having re-married and became Mildred E. Strickler. Mildred E. Strickler died 1/16/2000 and Sandra Sue Howard, Carolyn Frances Howard, Annette Carr (now being Cheryl Annette Carr Bumgarner) and Tracey Lee Gilley being the devisees under the Will of record in Will Book 233, page 110, Probate Court (Docket No. 00P-197) for Davidson County, Tennessee. The said Eliza T. Binkley holding a life estate in said property having died 5/2/93.

Subject to restrictions of record in Book 4257, page 913, said Register's Office.

This conveyance is subject to any and all existing easements of record including a sewer easement of record in Book 6807, page 914, and to all matters shown on the plan of record in Book 3842, page 136, said Register's Office.

Taxes for the year 2002 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

unimproved ( )
This is improved (X) property, known as 1017 Fontaine Drive, Goodlettsville, tN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 GRANTEES, 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 our hand s this 13th day of August, 2002

Sandra Sue Howard

Sandra Sue Howard

Cheryl Annette Carr Bumgarner

Carolyn Frances Howard

Carolyn Frances Howard

Tracey Lee Gilley

Tracy Lee Gilley and Tracey Lee Gilley are one and the same person

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra Sue Howard and Carolyn Frances Howard and Cheryl Annette Carr Bumgarner and Tracey Lee Gilley

the bargainor s, 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 and official seal at Nashville, Tennessee, this 13th day of August, 2002.

Commission expires 11/26/05

Laura A. Beasley
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public