WARRANTY DEED

D. ANNETTE MAPLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF December, 2003

D. Annette Maples
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff Byrum (NAME)	Same As New Owner (NAME)	MAP 051-00-0
610 Cheron Road (ADDRESS)	(ADDRESS)	PARCEL 064.00
Madison, TN 37115 (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, Estate of William H. Sadler, Deceased, Ruth E. Sadler, Executor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeff 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 Tract No. 1 of Part of Lot No. 6 of the Willie Williams Land, of record in Book "B", page 198, County Court for Davidson County, Tennessee, as shown on a survey made by Stephen A. Draper, Surveyor, July 8, 1958, as follows:

BEGINNING at a point in the northerly margin of Childress Road, which point is north 86 deg. 17' west 38 feet from a 12 foot road; thence with Childress Road north 86 deg. 17' west 69 feet to a point; thence north 3 deg. 43' east 150 feet to a stake; thence eastwardly 69 feet to a stake; thence south 3 deg. 43' west 150 feet to the point of beginning.

BEING the same property conveyed to William H. Sadler by Warranty Deed from Eunice C. Riggs, dated November 11, 1966, of record in Book 4077, page 97, Register's Office for Davidson County, Tennessee. (The said William H. Sadler (a/k/a William Herman Sadler), having died testate September 2, 2001, a resident of Davidson County, TN) Ruth E. Sadler, Executor, under the Will of William H. Sadler, of record in Will Book 27976, page 513562, Probate Court, Davidson County, Tennessee, conveys the herein described property.

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 610 Cheron Road, Madison, TN 37115
(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 my hand this 5th day of December 2003

Estate of William H. Sadler
By:
Ruth E. Sadler, Executor

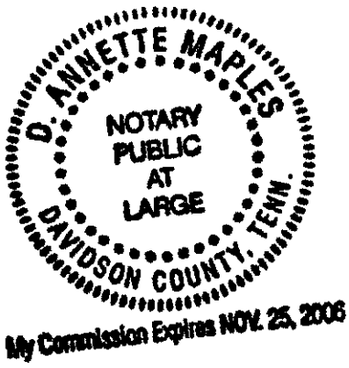
Davidson County DEEDWARR
Recvd: 12/09/03 14:00 2pgs
Fees:13.00 Taxes:129.50

20031209-0176502

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 RUTH E. SADLER, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 05th day of December, 2003.



D. Annette Maples
NOTARY PUBLIC