WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/11/05 10:11 2 pgs
Fees:13.00 Taxes:59.20
20050511-0053090

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 9-20-08

(AFFIX SEAL)

GINA R. KRANTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Claude Byrum	SAME	MAP 94-01 PARCEL 159.00
(NAME) 5047 Seymour Hollow Road	(NAME)	
(ADDRESS) Whites Creek, TN 37189	(ADDRESS)	
(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, **HEIRS AT LAW OF DOROTHY ALICE GRAY, DECEASED, BEING PATTSEY J. ROBERSON, by and through NANCY D. ORREN, Attorney in Fact, AND NANCY D. ORREN AND CLYDE O. GRAY, JR., by and through NANCY D. ORREN, Attorney in Fact,** 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:

Situated in Davidson County, Tennessee, being the southerly 1/2 of Lot No. 1 in Haynie's Central Park Plan, as of record in Book No. 161, Page 116, Register's Office for Davidson County, Tennessee; fronting 30-1/2 feet on the westerly side of South 12th Street, East Nashville, Tennessee and running back 155.9 feet on the south line and 150 feet more or less on the north line to an alley, on which it measures 30 feet; and being the same property conveyed to G.W. Winters by deed of record in Book 447, Page 196 of said Register's Office, and being the same property conveyed by J.T. Winters, Exr., and W.F. Hardison, Gen. Mgr. & Trustee, under the will of G.W. Winters, et al, November 12, 1919 by deed of record in Book 531, Page 321 of said Register's Office; having thereon a three-room frame residence at No. 902 South 12th Street.

Being the same property conveyed to Clyde Odell Gray and wife, Dorothy Alice Gray by deed of record in Book 1469, Page 474, Register's Office for Davidson County, Tennessee; the said Clyde Odell Gray having predeceased Dorothy Alice Gray on April 17, 1988, and the said Dorothy Alice Gray having since died February 28, 2005, the property vests in her sole heirs at law: Pattsey J. Roberson, Nancy D. Orren and Clyde O. Gray, Jr.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the afore described tract of land.

This is not the principal residence of the Grantors.

Nancy D. Orren executed this instrument as Attorney-in-Fact for Clyde O. Gray, Jr. pursuant to General Power of Attorney recorded in Instrument No. 20050511-0053089, Register's Office for Davidson County, Tennessee.

Nancy D. Orren executed this instrument as Attorney in Fact for Pattsey J. Robertson pursuant to Genera Power of Attorney recorded in Instrument No. 20050511-0053088, Register's Office for Davidson County, Tennessee.

This is improved property, known as 902 South 12th Street, Nashville, TN 37296
(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 hands this 9th day of May, 2005.

Clyde O. Gray Jr.
Clyde O. Gray Jr.

By: Nancy D. Orren
Nancy D. Orren, Attorney in Fact

Pattsey J. Roberson - Nancy D. Orren
Pattsey J. Roberson NANCY D. ORREN

BY: Nancy D. Orren
Nancy D. Orren, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, Pattsey J. Roberson and Nancy D. Orren. the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5/9/2005.

Commission expires: 9/20/08

GINA R. KRANTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Gina R Krantz
Notary Public

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, NANCY D. ORREN, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who acknowledged that she is the Attorney in Fact for CLYDE O. GRAY, JR. and is authorized by CLYDE O. GRAY, JR. to execute this instrument on his behalf.

Witness my hand and official seal this the 9 day of May, 20 05.

My commission expires: 9-20-08

GINA R. KRANTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Gina R Krantz
NOTARY PUBLIC

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, NANCY D. ORREN, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who acknowledged that SHE is the Attorney in Fact for PATTSEY J. ROBERSON and is authorized by PATTSEY J. ROBERSON to execute this instrument on her behalf.

Witness my hand and official seal this the 9 day of May, 20 05.

My commission expires: 9-20-08

GINA R. KRANTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Gina R Krantz
NOTARY PUBLIC