WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ROBERTSON ,

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

Terrie Shrum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June, 2005.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

MISTY HICKS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. JULY 29, 2006

Davidson County DEEDWARR
Recvd: 06/22/05 10:33 2 pgs
Fees:13.00 Taxes:329.30

20050622-0071463

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chester L. Shrum Sr.	Chester L. Shrum Sr.	
(NAME)		
1054 Old Buck Hill Rd	Same	
(ADDRESS)		6-00-15-001 & 002
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20051406

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, **I, Martha J. Frederick**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Chester L. Shrum Sr. and wife, Terrie I. Shrum**, 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. :

BEING in the 10th Civil District of Davidson County, Tennessee, beginning at a point in the center of the Old Buck Road, corner to C.A. Bruce in the Harwell line; thence with the meanders of said road and the Harwell line as follows: S 17° E 200 feet; S 7° 150 feet; S 12° W 250 feet; S 5° E 100 feet; S 20° E 109 feet to a point in said road with hickory tree pointer, corner to Thomas B. Floyd; thence S 60° N 240 feet to a stone, corner to said Floyd in C.A. Bruce's line; thence N 6 1/2° W 890 feet to a stone in said Bruce's line; thence N 85° E 240 feet to the beginning.

BEING the same property conveyed to John W. Frederick and wife, Martha J. Frederick, as tenants by the entirety by deed dated February 5, 1996 of record in Book 9945, Page 237, in the Register's Office for Davidson County, Tennessee, from Bonita Faye Norfleet and Juanita Kaye Maddox, as Co-Conservators for Della Adcock Lassiter, as ordered by the Robertson County Chancery Court in Case #12555. John W. Frederick having since died on February 11, 2002 leaving Martha J. Frederick as the surviving tenant by the entirety.

unimproved ☐

This is improved ☒ property, known as 1054 Old Buck Hill Road, 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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 7th day of June, 2005.

Martha J. Frederick
Martha J. Frederick

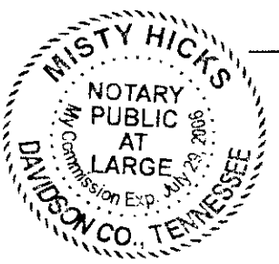
STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Martha J. Frederick, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Martha J. Frederick executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Tennessee this 7th day of June, 2005.

Commission expires:



Notary Public