WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Terrie Shrum
Affiant

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

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
My Commission Expires
DAVIDSON CO. TENNESSEE

Davidson County DEEDWARR
Recvd: 06/22/05 10:33 2 pgs
Fees:12.00 Taxes:0.00

20050622-0071464

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) 1056 Old Buck HIll Road Road	(NAME) 1056 Old Buck HIll Road Road	6-00-16
(ADDRESS) Goodlettsville, TN	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20051413

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, Richard T. 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. :

LAND in Davidson County, Tennessee, described as follows, to-wit:

BEING in the 10th Civil District of Davidson County beginning at a point in the Old Buck Road, corner to Elbert Lassiter in the Harwell Line; thence with said road South 40° East 210 feet to a point in same corner to a 50-foot right-of-way; thence with the West edge of said right-of-way South 1° East 300 feet to a stake, corner to same; thence West 240 feet to a stake in C.A. Bruce's line; thence North 15° West 350 feet to a small red oak tree, corner to Elbert Lassiter in said Bruce's line; thence North 60° East 240 feet to the beginning, containing 3.5 acres.

BEING the same property conveyed to Richard T. Frederick by deed from Gene Gibbs and wife, Trena Gibbs dated March 7, 2003 of record in Instrument Number 200303070030392, in the Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 1056 Old Buck HIll Road 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.

Richard T. Frederick

Frankie Fletcher, Register
Robertson County Tennessee

Rec #:	133651	Instrument	144629
Rec'd:	10.00	NBk:	43 Pg 30
State:	74.00		Recorded
Clerk:	1.00		6/8/2005 at 1:55 pm
EDP:	2.00		in Record Book
Total:	87.00	1028 Pages	834-835

STATE OF TENNESSEE

COUNTY OF ROBERTSON

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

