WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/12/05 08:12 2 pg
Fees:13.00 Taxes:142.45

20050812-0095464

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$38,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **27TH DAY OF JULY, 2005.**

Notary Public

MY COMMISSION EXPIRES: **July 19, 2008.**

(AFFIX SEAL)

JUSTIN TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Expires July 19 2008

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Diana Jones	SAME	**94-1-159**
(NAME)	(NAME)	
902 South 12th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **Claude Byrum,*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Diana Jones, a single person,** 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as **902 South 12th Street, Nashville, TN 37206**

(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 **27th day of July, 2005.**

Claude Byrum

LISA BYRUM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Claude Byrum*** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the fore going instrument for the purpose there in contained, and that he executed the same as their act and Deed.

Witness my hand and official seal at **Nashville**, Tennessee this **27th day of July, 2005.**

Commission expires: **July 19, 2008**

Justin Tatum

JUSTIN TATUM Notary Public STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 19 2008

***AND WIFE, LISA BYRUM**

EXHIBIT A

Situated in Davidson County, Tennessee, being the southerly ½ 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 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 Claude Byrum and wife, Lisa Byrum by deed from the Heirs at Law of Dorothy Alice Gray, deceased, being Pattsey J. Roberson, Nancy D. Orsen and Clyde O. Gray, Jr., all by and through Nancy D. Orren, Attorney in Fact of record in Instrument No. 20050511-0053090, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, A NOTARY PUBLIC OF SAID COUNTY AND STATE AFROESAID, PERSONALLY APPEARED LISA BYRUM, WITH WHOM I AM PERSONALLY AQUAINTED, AND WHO, UPON OATH, ACKNOWEDGED HERSELF TO BE THE PERSON WHOM EXECUTED THE FORE GOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, AND THAT SHE EXECUTED THE SAME AS HER FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27TH DAY OF JULY, 2005.

MY COMMISSION EXPIRES:
JULY, 19, 2008

