20B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 252,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF October 2005

Notary Public

MY COMMISSION EXPIRES: 9/21/09
(AFFIX SEAL)

DORIS COLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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
Rachel Schneider (NAME)	SAME (NAME)	MAP 030-00
5047 Seymour Hollow Road (ADDRESS)	(ADDRESS)	PARCEL 164.00
Whites Creek, TN 37189 (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 and wife, Lisa Byrum

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rachel Schneider and husband, Edward Schneider

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 Tract No. 7 of Vera Frances Webb Property, not of record, described according to a survey of Ragan-Smith & Associates, Inc., dated July 6, 1977 as follows:

BEGINNING at a point on Seymour Hollow Road; thence North 2° 29′ 47" West 332.0 feet to a point; thence North 48° 26′ 03" West 228.14 feet; thence North 13° 57′ 20" West 704.4 feet to a point; thence South 83° 29′ 59" East 205.54 feet to an iron pin; thence South 31° 57′ 40" East 90.0 feet to an iron pin; thence South 42° 27′ 40" East 75.0 feet to an iron pin; thence South 21° 57′ 40" East 100.0 feet to an iron pin; thence South 22° 57′ 40" East 200.0 feet to an iron pin; thence South 4° 38′ 04" East 841.0 feet to a point in Seymour Hollow Road; thence South 81° 36′ 28" West 147.63 feet to the point of beginning.

Being the same property conveyed to Claude Byrum and wife, Lisa Byrum by Warranty Deed dated April 10, 1987, from Ronald W. Gaw, and wife, Sandra L. Gaw, of record in Book 7207, Page 490, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 5047 Seymour Hollow Road, Whites Creek, TN 37189
(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 hand s this 14th day of October, 2005

Claude Byrum

Lisa Byrum

Davidson County DEEDWARR
Recvd: 10/19/05 14:24 2 pgs
Fees:13.00 Taxes:935.73

20051019-0126202

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 Claude Byrum and wife, Lisa Byrum

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 19th day of October 2005

Commission expires 9/22/07

Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public