Davidson County DEEDWARR
Recvd: 12/06/05 10:29 2 pgs
Fees:13.00 Taxes:333.00
20051206-0146545

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Affiant

Subscribed and sworn to before me, this 1 day of December, 2005.

Notary Public
My commission expires: 11-27-2006

15-0511-150590

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jerry Shrum	New Owner	M/P 043-10-0
709 Dupont		015.00
Madison TN 37115		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James Humphrey, Jr., unmarried**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Jerry Shrum and wife, Joyce Shrum**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 32, on the unrecorded Map of the Subdivision of Tract 14, Anderson Estates, and described according to a survey made by Harvey Gee, Surveyor, as follows:

Beginning at a point in the west margin of Nix Drive at the corner of Lots 32 and 33; thence with the line between said lots, westerly 175 feet to a point; thence southerly 110 feet to the northerly margin of DuPont Avenue; thence with the margin of the same, easterly 154.1 feet to the beginning of a curve; thence around said curve, northeasterly 32.55 feet to the west margin of Nix Drive; thence with the margin of same, northerly 98.8 feet to the point of beginning.

Being the same property conveyed to James Humphrey, Jr. and wife, Sara Humphrey by deed from Gladys I. Horner and husband, Ira O. Horner, dated February 28, 1966, of record in Book 3993, Page 375, Register's Office for Davidson County, Tennessee. Being further conveyed to James Humphrey, Jr. by Quitclaim Deed from Sara Humphrey of record in Book 9734, Page 460, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 709 Dupont, Madison, TN 37115

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind myself, my heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 2 day of December, 2005.

James Humphrey, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Humphrey, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 2 day of December, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 11-27-2006

