Davidson County DEEDWARR
Recvd: 02/08/06 13:47 2 pgs
Fees:13.00 Taxes:203.50

20060208-0015745

Prepared by:
Realty Title and Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission Expires MAY 28, 2006

05-0512-62631

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $55,000.00

Affiant

Subscribed and sworn to before me, this 20th day of January, 2006.

Notary Public
My commission expires: 5/28/2006

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Ellen M. Kellum<br>774 Oakdell Avenue<br>Madison TN 37115 | 536 UPSALL DR.<br>ANTIOCH TN 37013 | 052-01-0-246.00 |

## 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, Margaret Morrison Dyer, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Ellen M. Kellum, 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:

Land in Davidson County, Tennessee, being Lot No. 2 of Block 'A', on the Plan of Madison Park Subdivision, of record in Book 843, Page 75, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Margaret Morrison Dyer by quitclaim deed from Patricia Mayes, Trustee, dated January 20, 1987, of record in Book 7318, Page 473, Register's Office for Davidson County, Tennessee; and being further conveyed from Margaret Morrison Dyer having conveyed a life estate to Richard W. Morrison and wife, Ina Savely Morrison by deed, dated February 25, 1989, of record in Book 7784, Page 601, Register's Office for Davidson County, Tennessee. Richard W. Morrison having since died 5/4/92. Ina Savely Morrison having since died 6/8/90.

The subject property is not the principal residence of the grantor, nor her spouse, or any dependent children.

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 774 Oakdell Avenue, 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. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our 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 20th day of January, 2006.

Margaret Morrison Dyer

Margaret Morrison Dyer

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON Oak, Notary

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

Witness my hand in ~~Hendersonville~~ MADISON Oak, Notary TN, this 20 day of ~~January~~, 2006.

State of Tennessee at Large

My Commission expires
5/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006