Davidson County DEEDWARR
Recvd: 03/30/07 11:14 2 pgs
Fees:13.00 Taxes:333.00

20070330-0038217

THIS INSTRUMENT PREPARED BY:
1st Advantage Title & Escrow, LLC
1305 16th Ave S., 2nd Floor
Nashville, TN 37212

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Jerry Shrum	Jerry Shrum	051-03-0-003.00
613 Vantrease Road	613 Vantrease Road	
Madison, TN 37115	Madison, TN 37115	

FOR AND IN 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, **Terry E. Owens**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Jerry Shrum**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in the **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots Nos. 115, 116, 117 and 118 of Block "B" on the Map of Marthona, not of record and described according to a copy of a survey made by J.A. Mefford, Surveyor dated in December 1937, as follows:

Beginning at a point in the northerly margin of Vantrease Road, formerly Ezell Road South, 300 feet East of Marthona Road, formerly Ezell Road West; thence, with the lines between Lots Nos. 114 and 115, northwardly 250 feet to a point; thence, with the rear lines of Lots Nos. 115, 116, 117 and 118, eastwardly 100 feet to a point at the common rear lots corners of Lots Nos. 118 and 119; thence, with the line between said lots southwardly 250 feet to a point in the northerly margin of Vantrease Road; thence, with the margin of same westwardly 100 feet to the point of the beginning.

Being the same property conveyed to Terry E. Owens, unmarried from Jeffrey Wayne Moss by deed dated 7/30/87 of record in Book 7313, page 165, said Register's Office.

This is improved property known as: 613 Vantrease Road, 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 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. Whenever 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 hands this 26 day of March, 2007.

Terry E. Owens

Terry E. Owens

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a notary in and for the state above, personally appeared the within named Terry E Owens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 26 day of March, 2007.

NOTARY PUBLIC

My commission expires: 6/15/09

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Terry E. Owens
AFFIANT

Subscribed and sworn to before me this 26 day of March, 2007.

NOTARY PUBLIC

My Commission Expires: 6/15/09

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY