Davidson County DEEDWARR
Recvd: 05/16/07 14:09 2 pgs
Fees:13.00 Taxes:194.25

20070516-0058703

WARRANTY DEED

G-FA-07-3243

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,500.00

Jerry L. Shrum
Affiant

Subscribed and sworn to before me, this 24th DAY OF April, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

LAURA M. TATUM NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 22, 2010

THIS INSTRUMENT WAS PREPARED BY:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry L. Shrum	Jerry L. Shrum	
3243 LaGrange Drive	(NAME) P.O. Box 468 ~~3243 LaGrange Drive~~	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Madison, TN 37116 ~~Nashville, TN 37218~~	80-8-143
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SYNTHIA DAVID AND BOBBY DAVID, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JERRY L. SHRUM, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 226, BORDEAUX HILLS, SECTION THREE, as shown on plat of record in Plat Book 3600, Page 34, amended in Book 3676, Page 294, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Synthia David and Bobby David by Final Decree Confirming Sale from John S. Prysock and Trina L. Prysock, recorded on the 20th day of January, 2006 in Instrument No. 20060120-0007933, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3243 LaGrange Drive, Nashville, Tennessee 37218
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 24th day of April, 2007.

Synthia David by Betty Sue Gaines attorney in fact
Synthia David by Betty Sue Gaines, Attorney In Fact

Bobby David by Betty Sue Gaines attorney in fact
Bobby David by Betty Sue Gaines, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 24th day of April, 2007, before me personally appeared Betty Sue Gaines to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Synthia David and Bobby David and who acknowledged he/she/they executed the same as the free act and deed of the said Synthia David and Bobby David.

Witness my hand and official seal, this the 24th day of April, 2007.

Notary Public

My Commission Expires: 03/12/11

KANDACE N. TOMES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires March 4, 2011

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903