Davidson County DEEDWARR
Recvd: 05/17/07 08:13 2 pgs
Fees:13.00 Taxes:307.10
20070517-0058824

THIS INSTRUMENT PREPARED BY:
1st Advantage Title & Escrow, LLC
1305 16th Ave South
Nashville, TN 37212

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Jerry L. Shrum and wife, **Joyce Shrum** **PO Box 468** **Madison, TN 37116**	**Same**	**043-10-0-014.00**

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, **OLIVER H. DALE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **JERRY L. SHRUM and wife JOYCE 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:

Beginning at a point in the west margin of Nix Drive 98.9 feet north from a concrete monument, set at the beginning of a curve into DuPont Avenue; thence with the line westerly 175 feet to a point; thence North 115 feet; thence with a line easterly 175 feet to the west margin of Nix Drive; thence with the margin of said drive, Southerly 115 feet to the point of beginning.

Being the same property conveyed to Oliver H. Dale from Joe M. Kirsch, as Substitute Trustee by deed dated 5/23/01 of record in Instrument No. 20010529-0055086, said Register's Office.

This is improved property known as: **203 Nix Drive, 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 1st day of May, 2007.

Oliver H. Dale
OLIVER H. DALE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary in and for the state above, personally appeared the within named **OLIVER H. DALE**, 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 1st day of May, 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 **$83,000.00.**

AFFIANT

Subscribed and sworn to before me this 1st day of May, 2007.

NOTARY PUBLIC

My Commission Expires: 6/15/09

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