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

Davidson County DEEDWARR
Recvd: 05/17/07 08:14 2 pgs
Fees:13.00 Taxes:308.95
20070517-0058825

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Terry Stocks 334 Duling Avenue Madison, TN 37115	SunTrust Mortgage, Inc. 901 Semmes Avenue Richmond, VA 23224	043-09-0-324.00

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, **Jerry Shrum and wife, Joyce Shrum**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Terry Ray Stocks**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in the ~~COUNTY~~ *Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 11th Civil District of Davidson County, Tennessee. Being a part of Lot No. 1 Block "L" on the Plan of Woodlawn Estates, of record in Book 843, page 82, Register's Office for said County, and described in three separate tracts by William C. Parrish, Surveyor as follows:

Tract No. 2; beginning at the northeast corner of Tract No. 1 at the margin of Duling Avenue; thence south 86 degrees 11' East 58.8 feet to an iron stake thence south 3 degrees 45' west 225 feet to an iron stake; thence north 86 degrees 13' west 58.8 feet to an iron stake; thence north 3 degrees 45' East 225 feet to the point of beginning.

Being the same property conveyed to Jerry Shrum and wife, Joyce Shrum from Blazer Financial Services, Inc. by deed dated 9/26/90 of record in Book 8271, page 343, said Register's Office.

This is improved property known as: 334 Duling 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 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.

Jerry Shrum

Joyce Shrum

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a notary in and for the state above, personally appeared the within named Jerry Shrum and Joyce Shrum, 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

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

My commission expires: 6/15/07

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $83,500.00.

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