NEW PURCHASER
SEND TAX BILLS TO:
CLAUDE BYRUM
5527 DIVIDING RIDGE RD
GOODLETTSVILLE, TN 37072

THIS INSTRUMENT PREPARED BY:
C. TRACEY PARKS
LAW OFFICE
320 WEST MAIN STREET
SUITE D
LEBANON, TN 37087
615-444-9893

Return to

Davidson County DEEDWARR
Recvd: 07/31/07 09:11 4 pgs
Fees:23.00 Taxes:333.74
20070731-0090540

TAX MAP 18-16, Parcel 97.00

EXECUTOR'S DEED

WHEREAS, AMA DEAN POPE, late of Davidson County, Tennessee, deceased, in her lifetime executed her Last Will and Testament, bearing the date October 25, 2001, which will was thereafter, and on the 24h day of May, 2004, duly proved and admitted to probate in the Probate Court of Davidson County, Tennessee, which will is of record in Will Book 5630\1512258, in the Clerk's Office of the Seventh Circuit Court of Davidson County, Tennessee, whereby among other things she constituted and appointed her Executor, and did, thereby, empower and authorize her Executor to sell the real estate belonging to the Testatrix at the time of her death;

NOW THEREFORE, AND IN CONSIDERATION of the sum of NINETY THOUSAND TWO HUNDRED ($90,200.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, DENNIS POPE Executor of the Estate of AMA DEAN POPE, by virtue of the power and authority vested in HIM by the terms and provisions of said Will has this day bargained and sold and by these presents does hereby transfer and convey unto CLAUDE A. BYRUM and wife, LISA E. BYRUM, as tenants by the entirety, their heirs and assigns, the following described parcel of land:

> BEING LOCATED in the 10th Civil District, Davidson County, Tennessee, on the North side of Depot Street, in the Town of Goodlettsville, and being the property of record in Deed Book 3308, Page 4, Register's Office of Davidson County, Tennessee.

See Tax Map 18-16, Parcel 97.00, Tax Assessor's Office, Davidson, County, Tennessee, and more particularly described as follows:

BEGINNING at an iron rod in the north margin of Depot Street, same being the southwest corner of this tract and the southeast corner of Tyler Lee Weeks, Jr., et al (IN #20050920-0112817, RODCT); thence leaving road with the line of Tyler Lee Weeks, Jr., et al North 14 degrees 00 minutes 46 seconds West 134.12 feet to an iron rod; thence with line of James M. Smith et al (DB 5296, Page 503, RODCT) North76 degrees 06 minutes 12 seconds East 84.43 feet to an iron rod at a stump; thence with line of the Goodlettsville Help Center, Inc., (IN #20000211-0014241, RODCT) South 12 degrees 08 minutes 00 seconds East 135.59 feet to an iron rod in the north margin of Depot Street (passing a concrete monument at 124.66 feet); thence with said margin South 77 degrees 06 minutes 38 seconds West 80.00 feet to the point of beginning, containing 0.254 acres (11,085 square feet) more or less, by survey by Carroll Dean Carman, Registered Land Surveyor, Tennessee Number 910, address 150 Middle Fork Road, Hartsville, Tennessee, 37074, dated July 3, 2007.

Being the same property conveyed by G. B. Walrond and wife, Virginia W. Walrond, to Earl M. Pope and wife, Amadean Pope by deed dated August 10, 1961, of record in Deed Book 3308, page 4, Register's Office of Davidson County, Tennessee. Earl M. Pope died December 13, 2000, leaving Amadean Pope, the same person as Ama Dean Pope, surviving. Ama Dean Pope died testate April 24, 2004, and her will is of record in Will Book 5630\1512258 Clerk's Office of the Seventh Circuit Court of Davidson County, Tennessee. In her Last Will and Testament Ama Dean Pope directed her Executor to sell and convey her property.

TO HAVE AND HOLD the above described parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said CLAUDE A. BYRUM and wife, LISA E. BYRUM their heirs and assigns, in fee simple forever.

THE SAID DENNIS POPE EXECUTOR of the aforesaid Will, insofar as he can or should do as Executor, but not otherwise, covenants with CLAUDE A. BYRUM and wife, LISA E. BYRUM that he as Executor is lawfully seized and possessed of said land, that he has a good right to convey same, and that it is unencumbered except for applicable building and zoning regulations, all visible easements, and the 2007 real property taxes which are to

be prorated between the parties.

SAID EXECUTOR binds himself as Executor, and not otherwise, insofar as he can or should do under the terms and provisions of the Last Will and Testament of AMA DEAN POPE to warrant and forever defend title to said parcel of land, unto CLAUDE A. BYRUM and wife, LISA E. BYRUM, their heirs and assigns, against the lawful claims of all persons whomsoever, Except as herein above set forth.

POSSESSION with deed.

Witness my hand this the 25th day of JULY, 2007.

Dennis Pope Exc.
DENNIS POPE, EXECUTOR OF THE
ESTATE OF AMA DEAN POPE

STATE OF TENNESSEE
COUNTY OF WILSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, DENNIS POPE EXECUTOR of the Estate of AMA DEAN POPE, with whom I am personally acquainted (or proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at LEBANON, Tennessee, this the 25th DAY OF JULY, 2007.

C. Tracey Parks
NOTARY PUBLIC AT LARGE FOR THE
STATE OF TENNESSEE

C. TRACEY PARKS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

MY COMMISSION EXPIRES: Dec 21, 2007

O A T H

STATE OF TENNESSEE
COUNTY OF WILSON

I, OR WE, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $90,200.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this the 25th day of JULY, 2007.

NOTARY PUBLIC AT LARGE FOR THE STATE
OF TENNESSEE

MY COMMISSION EXPIRES: Dec 21, 2007

C. TRACEY PARKS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.