WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of January, 2009.

Notary Public

MY COMMISSION EXPIRES: 10/18/2011

(AFFIX SEAL)

SONYA M. BRANHAM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claude Byrum (NAME)	SAME (NAME)	06012000600
5527 Dividing Ridge Rd (ADDRESS)	(ADDRESS)	
Goodlettsville TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20090059

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, The John E. Buck Tennessee Exemption Trust, L. Marie Buck, Trustee**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Claude Byrum and wife, Lisa Byrum**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Land in Davidson County, Tennessee, being Lot Nos. 1, 2 and 3 and the Southerly 75 feet of Lot Nos. 45 and 46 of Block A, Highland Park Subdivision as of record in Book 974, page 33, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot Nos. 1, 2 and 3 and that part of Lot Nos. 45 and 46 front together 75 feet, 6 inches on the Easterly side of Dickerson Road and run back 228 feet, 2 inches on the Northerly line and 237 feet on the Southerly line with the Northerly margin of Sunset Drive to a dead line measuring 75 feet thereon.

BEING all of the same property conveyed to The John E. Buck Tennessee Exemption Trust, L. Marie Buck, Trustee by Quitclaim Deed from Michael Ray and wife, Tonya Ray and Lyons Family Partnership, LP Shaun Lyons, General Partner, dated November 25, 2008 and filed of record in Instrument 20081204-0117515, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 974, Page 33, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 2927 Dickerson Road, Nashville, TN 37207

(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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Davidson County DEEDWARR
Recvd: 01/23/09 11:37 2 pgs
Fees:13.00 Taxes:185.00
20090123-0005981

Witness my hand this 22nd day of January, 2009.

The John E. Buck Tennessee Exemption Trust, L. Marie Buck, Trustee

L Marie Buck Trustee

By: L. Marie Buck, Trustee

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within L. Marie Buck, Trustee, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that L. Marie Buck, Trustee executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of January, 2009 at Springfield, Tennessee.

Commission expires: 10-18-2011

Sonya M Branham

Notary Public

SONYA M. BRANHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY