BILL GARRETT, Davidson County
Trans:T20090058537 DEEDWARR
Recvd: 08/26/09 13:30 3 pgs
Fees:18.00 Taxes:973.10
20090826-0080355

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
William F. Fox, et ux 152 LaVista Rd. Hendersonville, Tn. 37075	Same as New Owner	Map 44-9 Parcel 47

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ANNICE S. SHRUM, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto WILLIAM F. FOX and wife, LUCY FOX, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in the 4th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a concrete monument at the intersection of the westerly margin of Robinson Road and the southerly margin of Bennett Drive; thence with the margin of Robinson Road, South 41 degrees 47 minutes East 231.9 feet to a point, the northeast corner of The Knoll, Section 1, a plat of which is recorded in Book 2330, page 94, Register's Office for Davidson County, Tennessee; thence with the north line of said subdivision, South 50 degrees 02 minutes West 351.6 feet to a concrete monument, the southeast corner of Lot 49 of Section 3 of The Knoll; a plat of which is of record in Book 2854, page 110, said Register's Office; thence with the lines of Lots 49 and 52 of said subdivision, North 40 degrees 04 minutes East 278.48 feet to a monument in the south margin of Bennett Drive; thence with the south margin of Bennett Drive around a curve having a radius of 453.28 feet, a distance of 4.61 feet to a monument; North 60 degrees 41 minutes East 86.96 feet to a monument; around a curve having a radius of 525 feet, a distance of 114.23 feet to a monument; North 48 degrees 13 minutes East 110.39 feet to a monument; thence around the radius of the intersection of Bennett Drive and Robinson Road, a curve with a radius of 25 feet and a distance of 39.27 feet to the beginning, as shown on the plat of said subdivision, of record in Book 2854, page 110, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to V. L. Shrum and wife, Annice S. Shrum by deed from Charles W. Bennett and wife, Sue N. Bennett, of record in Book 8664, page 765, Register's Office for Davidson County, Tennessee. And, the said V. L. Shrum died October 1, 2007 at which time the property became vested in his widow, Annice S. Shrum, in fee simple.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 114 Robinson Road, Old Hickory, TN 37138.

By her signature hereto, the said Annice S. Shrum represents and warrants that all debts and obligations owing by V. L. SHRUM during his lifetime or by reason of his death, have been fully paid and satisfied.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2009, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to Sanitary Sewer Easements of record in Book 9400, page 145 and Book 9137, page 38, said Register's Office.

And, I, the GRANTOR, do further covenant and bind myself, my 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.

HARRY STEPHEN BOSTON executes this Warranty Deed as Attorney-in-Fact for ANNICE S. SHRUM a/k/a ANNICE MAI C. SHRUM, under a Power of Attorney recorded in Instrument No. 20090826008035 4, Register's Office for Davidson County, Tennessee.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

ANNICE S. SHRUM
By: Harry Stephen Boston,
Attorney In Fact

"GRANTEES"

WILLIAM F. FOX

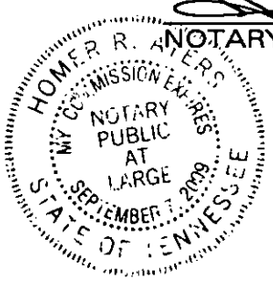
LUCY FOX

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM F. FOX and wife, LUCY FOX, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 21st day of August, 2009.

NOTARY PUBLIC

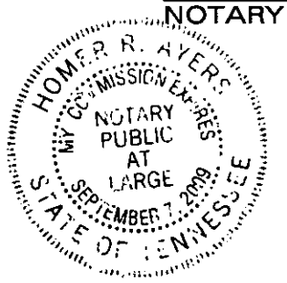


STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 21st day of August, 2009, before me, personally appeared HARRY STEPHEN BOSTON, to me known to be the person who executed the foregoing instrument on behalf of ANNICE S. SHRUM a/k/a ANNICE MAI C. SHRUM, and acknowledged that he executed the same as the free act and deed of the said ANNICE S. SHRUM a/k/a ANNICE MAI C. SHRUM.

WITNESS my hand, at office, this the 21st day of August, 2009.

NOTARY PUBLIC



STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $263,000.00.

Affiant

Sworn to and subscribed before me, this the 21st day of August, 2009.

NOTARY PUBLIC

