BILL GARRETT, Davidson County
Trans:T20100027315 DEEDWARR
Recvd: 05/06/10 14:57 2 pgs
Fees:13.00 Taxes:129.50
20100506-0034766

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

James D. Duncan III
Affiant

Subscribed and sworn to before me, this 30TH DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES May 08, 2012
(AFFIX SEAL)

WARRANTY DEED

DAVIDSON COUNTY TENNESSEE NOTARY PUBLIC DENISE C. ALLIS STATE OF

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Duncan III	same	
	(NAME)	
2966 Morgan Road		015-00-0-121.00
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we CLAUDE A. BYRUM and wife, LISA E. BYRUM, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James D. Duncan III, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED ON THE NORTHERLY SIDE OF MORGAN ROAD IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE JULY 13, 1967, BY RICHARD B. OMOHUNDRO, AS FOLLOWS:

BEGINNING AT A SPIKE IN THE CENTER OF MORGAN ROAD AT THE CORNER OF THE PROPERTY HEREIN CONVEYED AND THE PROPERTY OF THE STATE OF TENNESSEE, OPERATED AS TENNESSEE YOUTH CENTER ; THENCE N 6 DEG. 41' E 202 FEET TO AN IRON PIN; THENCE N 39 DEG. 11' E 230 FEET TO AN IRON PIN; THENCE S 2 DEG. 58' W 396.9 FEET, MORE OR LESS, TO A SPIKE IN THE CENTER OF MORGAN ROAD; THENCE WITH THE CENTER OF MORGAN ROAD, N 83 DEG. 19' W 150 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CLAUDE A. BYRUM AND LISA E. BYRUM, BY DEED FROM ELLA L. PARKER, UNMARRIED, OF RECORD AS INSTRUMENT NO. 20040820-0100767 , DATED AUGUST 19, 2004 , REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2966 Morgan Road, Joelton, TN 37080
(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 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. Wherever 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 my/our hand(s) this 30th day of April, 2010.

CLAUDE A. BYRUM

WARRANTY DEED
(Continued)

Lisa E. Byrum
LISA E. BYRUM

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Claude A. Byrun and wife, Lisa E. Byrum, the herein bargainors, 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 and official seal, this the 30th day of April, 2010.

Mary Birthright
Notary Public

My Commission Expires: 11-7-11

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072