Warranty Deed

BILL GARRETT, Davidson County Trans:T20110047000 DEEDWARR Recvd: 08/02/11 13:55 2 pgs Fees:13.00 Taxes:323.75 20110802-0059374	STATE OF TENNESSEE COUNTY OF WILSON The actual consideration or value, whichever is greater, for this transfer is $87,500.00. Affiant Subscribed and sworn to before me, this the 29th day of July, 2011. Notary Public My commission expires: 4-20-2015

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
LaAngelia Gooch	NATIONSTAR MTG	
539 Wesley Ave.	8055. Church St. Ste 15	071-08-212.00
Nashville, TN 37207	Murfreesboro TN 37130	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CLAUDE BYRUM, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAANGELIA*GOOCH, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*P.

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Joywood Heights, Section One, as of record in Book 1130, page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Claude Byrum by deed from Fannie Mae a/k/a Federal National Mortgage Association of record in Instrument 201012230101966, Register's Office for Davidson County, Tennessee, dated December 15, 2010. And being the same property conveyed to Federal National Mortgage Association by Trustee's Deed from Shellie Wallace, Successor Trustee of record in Instrument 201009070070780, Register's Office for Davidson County, Tennessee, dated September 1, 2010. And being the same property conveyed to Kimberly Hickman by deed from Novastar Mortgage, Inc. of record in Instrument 200706080068887, Register's Office for Davidson County, Tennessee, dated May 4, 2007.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 539 Wesley Ave., Nashville, TN 37207.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of July, 2011.

Claude Byrum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Claude Byrum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of July, 2011.

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY

Notary Public

My Commission Expires: 9-9-2014

Lisa E. Byrum, spouse of Claude Byrum, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Lisa E. Byrum by Claude Byrum as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of July, 2011, before me personally appeared Claude Byrum, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lisa E. Byrum as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Lisa E. Byrum.

Witness my hand and seal this the 29th day of July, 2011.

Notary Public

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY

My Commission Expires: 9-9-2014