THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20120034674 DEEDWARR
Recvd: 05/10/12 13:25 18 pgs
Fees:93.00 Taxes:96.20
20120510-0040655

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
CLAUDE BYRUM 5527 Dividing Ridge Road Goodlettsville, TN 37072	Same	02504001400

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HELEN BROWN SMITH, VERNON W. RUSSELL, APRIL SIGLER, DENNIS SORRELLS, SANDRA SORRELLS, DARREL SORRELLS, GARY SORRELLS, JR., BLAKE SORRELLS, D. J. RUSSELL, TYLER RUSSELL, RACHEL RUSSELL, GAIL SORRELLS WASHBURN, VERNON BARKSDALE, CHRIS WARPOOL, STEVEN RUSSELL AND SETH RUSSELL,** have this day bargained and sold, and do hereby transfer and convey unto the said **CLAUDE BYRUM, a married man,** his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Subdivision of the Roscoe Property at Goodlettsville, Tennessee, according to a survey made December 13, 1946, by J. R. Scott, Surveyor.

Said Lot No. 2 fronts 75 feet on the north side of West Cedar Street and runs back between parallel lines 140 feet on the west line and 138 feet and six inches on the east line, and shows 75 feet on the rear line.

Being the same property conveyed to BUDDY RUSSELL AND ONA BROWN by deed from W. D. KEMP AND WIFE, EUNICE KEMP of record in Book 1640, Page 201, dated July 2, 1948, said Register's Office. BUDDY RUSSELL, A/K/A ARTHUR SPICMAN RUSSELL died intestate on August 25, 1976, leaving his wife, ONA BROWN RUSSELL and his four children, VERNON W. RUSSELL, EDNA RUSSELL SORRELLS, VICKIE RUSSELL WARPOOL AND STEVE A. RUSSELL as his only heirs-at-law. ONA BROWN, N/K/A ONA BROWN RUSSELL has conveyed her interest in said property to HELEN BROWN SMITH, VERNON W. RUSSELL, EDNA RUSSELL SORRELLS, VICKY RUSSELL WARPOOL AND STEVE A. RUSSELL, RESERVING UNTO HERSELF A LIFE ESTATE by quitclaim deed of record in Book 5099, Page 88, dated December 20, 1976, said Register's Office. ONA BROWN

RUSSELL died intestate on October 9, 2010. EDNA RUSSELL SORRELLS died intestate on February 26, 1998, leaving her five children, APRIL SIGLER, DENNIS SORRELLS, GARY SORRELLS, JR., JACQUELYN SORRELLS AND HAROLD SORRELLS as her only heirs-at-law. GARY SORRELLS died intestate on January 9, 2003, leaving his wife, SANDRA SORRELLS and his three children, DARREL SORRELLS, GARY SORRELLS, JR., AND BLAKE SORRELLS as his only heirs-at-law. JACQUELYN SORRELLS has since died intestate leaving her three children, D. J. RUSSELL, TYLER RUSSELL, AND RACHEL RUSSELL as her only heirs-at-law. HAROLD SORRELLS died intestate on October 21, 2003, leaving his wife, GAIL SORRELLS, N/K/A GAIL SORRELLS WASHBURN as his only heir-at-law. VICKIE RUSSELL WARPOOL, N/K/A VICKIE RUSSELL WARPOOL BARKSDALE died intestate on February 11, 2011, leaving her husband, VERNON BARKSDALE and her son, CHRIS WARPOOL as her only heirs-at-law. STEVE A. RUSSELL died intestate on March 23, 2008, leaving his two sons, STEPHEN RUSSELL AND SETH RUSSELL as his only heirs-at-law. (The said VICKY RUSSELL WARPOOL AND VICKIE RUSSELL WARPOOL are one and the same person.)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $26,000.00.
Subscribed and sworn to before me, _____ Affiant
this 1 of May, 2012.
My Commission Expires: 02/26/2013 _____ Notary Public

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This is improved property located at 203 West Cedar Street, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance estate, title and interest thereto belonging, to the Grantee, his (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 23 day of Feb, 2012.

Helen Brown Smith
HELEN BROWN SMITH

STATE OF Tennessee
COUNTY OF Robertson

Personally appeared before me, Lou Anne Kennedy, a Notary Public in and for said County and State, **HELEN BROWN SMITH**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ridgetop, Tennessee, this the 23 day of February, 2012.

LOU ANNE KENNEDY TN NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

Lou Anne Kennedy
NOTARY PUBLIC

My Commission Expires: 10.2.13

Vernon W. Russell
VERNON W. RUSSELL

STATE OF TN.
COUNTY OF Davidson

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **VERNON W. RUSSELL**, the within named bargainor, with whom I am personally acquainted (or proved to me 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 Goodlettsville, TN, this the 29th day of February, 2012.

NOTARY PUBLIC

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 02/26/2013

APRIL SIGLER

STATE OF TN
COUNTY OF SUMNER

Personally appeared before me, APRIL SIGLER, a Notary Public in and for said County and State, **APRIL SIGLER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at WHITE HOUSE, TN, this the 27 day of FEBRUARY, 2012.

NOTARY PUBLIC

My Commission Expires: 7-20-15

JUDY GREEN BRENNAN
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY, TENN.

DENNIS SORRELLS

BY: VERNON RUSSELL, Conservator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of February, 2012, before me personally appeared Vernon Russell, 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 Dennis Sorrells, and who acknowledged that she executed the same as the free act and deed of Dennis Sorrells.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 29th day of February, 2012.

NOTARY PUBLIC

My Commission Expires: 02/26/2013

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Sandra Sorrells
SANDRA SORRELLS

STATE OF COLORADO
COUNTY OF El Paso

Personally appeared before me, Brittany Vargas, a Notary Public in and for said County and State, **SANDRA SORRELLS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 1st day of March, 2012.

BRITTANY S VARGAS
Notary Public
State of Colorado
My Commission Expires
September 1, 2015

Brittany Vargas
NOTARY PUBLIC

My Commission Expires: Sept 1. 2015

DARREL SORRELLS

STATE OF CALIFORNIA
COUNTY OF Alameda

Personally appeared before me, Janet Mendonza, a Notary Public in and for said County and State, **DARREL SORRELS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hayward, California, this the 18 day of March, 2012.

Janet Mendonza
NOTARY PUBLIC

My Commission Expires: July 2, 2015

JANET I. MENDONZA
Commission # 1943001
NOTARY PUBLIC • CALIFORNIA
SAN MATEO COUNTY
My commission expires July 2, 2015

Gary Sorrells Jr.
GARY SORRELLS, JR.

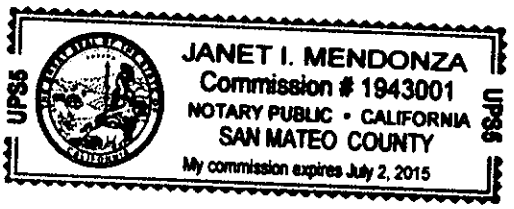
STATE OF CALIFORNIA
COUNTY OF Alameda

Personally appeared before me, Gary W Sorrells Jr. a Notary Public in and for said County and State, **GARY SORRELS, JR.**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hayward, California, this the 18 day of March, 2012.

Janet Mendonza
NOTARY PUBLIC

My Commission Expires: 7/2/15



BLAKE SORRELLS

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, _____, a Notary Public in and for said County and State, **BLAKE SORRELLS**, the within named bargainor, with whom I am personally acquainted (or proved to me 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 Goodlettsville, TN, this the 28th day of February 2012.

JUDY CALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Judy Callis
NOTARY PUBLIC

My Commission Expires: 3/10/12

D. J. RUSSELL

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, ~~D J Russell~~ Kathleen Ernst, a Notary Public in and for said County and State, **D. J. RUSSELL**, the within named bargainor, with whom I am personally acquainted (or proved to me 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 Davidson County, TN, this the 16 day of March, 2012.

Kathleen Ernst
NOTARY PUBLIC

My Commission Expires: 11/4/2013

KATHLEEN ERNST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tyler Russell.
TYLER RUSSELL

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **TYLER RUSSELL**, the within named bargainor, with whom I am personally acquainted (or proved to me 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 Goodlettsville, TN, this the 16 day of March, 2012.

NOTARY PUBLIC

My Commission Expires: 02/26/2013

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Rachel K. Russell
RACHEL RUSSELL

STATE OF UTAH
COUNTY OF Salt Lake

Personally appeared before me, Rachel K. Russell, a Notary Public in and for said County and State, **RACHEL RUSSELL**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Salt Lake City, Utah, this the 29 day of February, 2012.

Notary Public
IVANNA SYMKO
Commission #609547
My Commission Expires
April 23, 2015
State of Utah

Ivanna Symko
NOTARY PUBLIC

My Commission Expires: April 23, 2015

Gail Sorrells Wash
GAIL SORRELLS WASHBURN

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, Rhonda M Schneider, a Notary Public in and for said County and State, **GAIL SORRELLS WASHBURN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Sumner County, Tennessee, this the 28 day of Feb, 2012.

NOTARY PUBLIC

My Commission Expires

RHONDA M. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES:
June 22, 2015

Vernon Barksdale
VERNON BARKSDALE

STATE OF Tennessee
COUNTY OF Robertson

Personally appeared before me, Vernon Barksdale, a Notary Public in and for said County and State, **VERNON BARKSDALE**, the within named bargainor, with whom I am personally acquainted (or proved to me 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 Goodlettsville, Tennessee, this the 25 day of February, 2012.

NOTARY PUBLIC

My Commission Expires: 5/26/13

J.F. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

CHRIS WARPOOL

STATE OF TN
COUNTY OF Robertson

Personally appeared before me, Patrick D Legg, a Notary Public in and for said County and State, **CHRIS WARPOOL**, the within named bargainor, with whom I am personally acquainted (or proved to me 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 204 Hwy 76 37188, _____, this the 24 day of February, 2012.

PATRICK LEGG
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 08-04-2014

NOTARY PUBLIC

My Commission Expires: 8/4/14

STEVEN RUSSELL

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, Judy Callis, a Notary Public in and for said County and State, **STEVEN RUSSELL**, the within named bargainor, with whom I am personally acquainted (or proved to me 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 Goodlettsville, TN, this the 27 day of February, 2012.

JUDY CALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 3/10/12

SETH RUSSELL

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, Judy Callis, a Notary Public in and for said County and State, **SETH RUSSELL**, the within named bargainor, with whom I am personally acquainted (or proved to me 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 Goodlettsville, TN, this the 27 day of February 2012.

JUDY CALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 3/10/12