BOX 10-B

BILL GARRETT, Davidson County
Trans:T20120063046 DEEDWARR
Recvd: 08/23/12 09:38 2 pgs
Fees:13.00 Taxes:481.00

20120823-0075797

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF AUGUST, 2012.

Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES R. SHRUM, ET UX	**REGIONS BANK D/B/A REGIONS MORTGAGE**	**142-15-0-080.00**
(NAME)	(NAME)	
538 BELLEVUE ROAD, N.	**2050 PARKWAY OFFICE CIRCLE**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221	**BIRMINGHAM, AL 35244**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, ROBERT B. YOUNG AND WIFE, MARY FLORENCE MORGAN YOUNG** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES R. SHRUM AND VARA S. SHRUM, HUSBAND AND WIFE,** HEREINAFTER CALLED 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 Davidson County, Tennessee, being Lot No. 16 on the Plan of Westward Winds, of record in Book 3700, Page 32, Register's Office for Davidson County, Tennessee, as follows:

BEGINNING at a point in the northerly margin of Bellevue Road, said point being the southerly common corner of Lots 16 and 17; thence with the margin of the same, westerly 98.58 feet to a concrete monument at the beginning of a curve; thence around said curve northerly 39.27 feet to a concrete monument; thence around a curve easterly 58.58 feet to a concrete monument; thence around a curve 33.29 feet to a point, said point being the common front corner of Lots 15 and 16; thence easterly 100.5 feet to a concrete monument; thence southerly with the line between Lots 16 and 17, 120 feet to the point of beginning.

Being the same property conveyed to Robert B. Young and wife, Catherine P. Young, by deed from Richard Donald White and wife, Lois G. White, of record in Book 4598, page 896, dated May 2, 1972, said Register's Office. Being further conveyed to Robert B. Young and wife, Bobbye J. Young, by Quitclaim Deed of record in Book 7869, page 172, dated June 20, 1989, said Register's Office. The said Catherine P. Young having since died. Being further conveyed to Robert B. Young, by Quitclaim Deed of record in Book 8218, page 911, dated October 17, 1990, said Register's Office. Being further conveyed to Robert B. Young and wife, Mary Florence Morgan Young, by Quitclaim Deed of record as Instrument No. 20041230-0154667, dated December 15, 2004, said Register's Office.

This conveyance is subject to matters as shown on the Plan of record in Plat Book 3700, page 32; Restrictive Covenants of record in Book 3944, page 377, and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **538 BELLEVUE ROAD, N., NASHVILLE, TN 37221**
(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 our hands this 22nd day of **AUGUST, 2012.**

Robert B Young
ROBERT B. YOUNG

Mary Florence Morgan Young
MARY FLORENCE MORGAN YOUNG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert B. Young and Mary Florence Morgan Young,** the 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 our hands and official seal at Nashville, Tennessee this 22nd day of **AUGUST, 2012.**

My commission expires: MAY 5, 2015

Lee A. Cohen
Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON