This instrument prepared by
James R. Cheshire III, Esq.
1200 American Trust Bldg.
Nashville, Tennessee 37201

BOOK 4257 PAGE 375

Map 72-8
Par. 130
M.O.

WARRANTY DEED

Address New Owner as Follows:
Reed Russell
2228 Stratford Ave.
Nashville, Tennessee 37216

Send Tax Bills To:
Reed Russell
2228 Stratford Ave.
Nashville, Tennessee 37216

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by Reed Russell, and other good and valuable consideration, the receipt of which is hereby acknowledged, First American National Bank, Executor, under the power vested in it by the will of Johnnie P. Sheegog, deceased, as probated in the Probate Court of Davidson County, Tennessee on March 26, 1968, has bargained and sold, and by these presents does transfer and convey unto the said Reed Russell, his 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. 80 on the Map of Dalewood Subidvision, Section I, as of record in Book 1424, page 108, Register's Office for said County. Said Lot No. 80 fronts 95 feet on the westerly side of Stratford Avenue and runs back between lines, 161.2 feet on the northerly line and 162 feet on the southerly line, to a broken line in the rear on which it measures 85 feet.

Being the same property acquired by Johnnie P. Sheegog, a widow, by deed in Book 2045, page 389, Register's Office for Davidson County, Tennessee.

AUG-6	CONV	11,750.00			
AUG-6 S'TAX			A*	30.42	
AUG-6 PRFEE			A*	.50	
AUG-6	WDEED		A*	3.00	* 33.92

This is improved property, known as 2228 Stratford Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Reed Russell, his heirs and assigns, forever. And it does covenant with the said Reed Russell that it is the Executor of the last will and testament of said Johnnie P. Sheegog; has a good right to convey said land pursuant to the authority granted in and by the last will and testament of said Johnnie P. Sheegog, and the same is unencumbered, except 1968 taxes, restrictions

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX
C-20524

filed in Book 1729, page 154, and a 40-foot setback line from Stratford Avenue, and easements for public utilities. And it does further covenant and bind itself, as such Executor but not otherwise, to warrant and forever defend the title to the said land to the said Reed Russell, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS its hand this 5th day of August, 1968, the corporate party having caused its name to be signed hereto by its duly authorized officers on said day and date.

FIRST AMERICAN NATIONAL BANK
OF NASHVILLE

By Bob L Andrews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared Bob L. Andrews with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Trust Officer of the First American National Bank of Nashville, the within named bargainor, a corporation, and that he as such Trust Officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Trust Officer.

WITNESS my hand and seal, at office in Nashville, this 5th day of August, 1968.

Notary Public

My commission expires:

My Commission Expires April 26, 1970

I hereby swear that the actual consideration for this transfer is $11,750.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to
before me this 5 day of
August, 1968.

Notary Public

My commission expires:

My Commission Expires April 26, 1970

IDENTIF. REFERENCE

AUG 6 12 03 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

A07962