TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
~~Mr. and Mrs.~~ Richard C. Russell, (NAME)	Guaranty Mortgage Company (NAME)	13D-49048
4818 Trumpet Circle, (STREET ADDRESS OR ROUTE NUMBER)	311 Seventh Avenue North (STREET ADDRESS)	BOOK 4129 PAGE 664
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

This instrument prepared by H. Lynn Greer, Jr., 311 Seventh Avenue North, Nashville, Tenn.

For and in consideration of the sum of Ten and No/100 - ($10.00) - DOLLARS

cash in hand paid by Richard C. Russell and wife, Betty E. Russell

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, ~~we~~ I, H.Lynn Greer, Jr., Trustee, with full power

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said 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. 23 on the Plan of Buena Vista Estates, Section 2, as of record in Book 3842, page 257, Register's Office for said County.
Said Lot No. 23 fronts 90 feet on the northerly side of Trumpet Circle and runs back between lines 165.4 feet on the easterly side and 152.5 feet on the westerly side to a line in the rear, measuring 42.5 feet thereon.
Being part of the same property conveyed to H. Lynn Greer, Jr., Trustee, with full power to sell, mortgage, transfer, encumber, or otherwise convey without the joinder of any beneficiary, by deed from Mary Brainard Boyd, of record in Book 4168, page 101, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

The 1970 taxes have been prorated and are hereby assumed by the purchasers.

This is unimproved ( ) improved (X) property, known as 4818 Trumpet Circle, Nashville, Tenn.
(House Number) (Street) P. O. Address (City or Town) (Postal Zone)

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.

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 2nd day of July 19 70

H. Lynn Greer, Jr., Trustee

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, A. M. Tenison, a Notary Public in and for said County and State, the within named H. Lynn Greer, Jr., Trustee, the bargainors, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of July 19 70

Commission expires February 14, 1973 Notary Public A. M. Tenison

TENNESSEE TITLE COMPANY

GUARANTY MORTGAGE CO. OF NAS...

Warranty Deed

FROM

H. LYNN GREER, JR., TRUSTEE

To

RICHARD C. RUSSELL ET UX

REGISTER STAMP BELOW

...the consideration for this transfer or value of property is $16,350.00 ... This is ... to the property would bring at a fair and ... sale.

Richard C. Russell

Sworn to and subscribed before me this 2nd day of July 19 70

A. M. Tenison, Notary Public
My Commission Expires Feb. 14, 1973

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

42.50
12.50
40.00

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

BOOK 4429 PAGE 665

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IDENTIF. REFERENCE

JUL 7 1 45 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL-70	CONV	16,350.00			
JUL-70	S'TAX		A*	42.38	
JUL-70	PR'FEE		A*	.50	
JUL-70	W'DEED		A*	3.00	* 45.88