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Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$36,863.96 Clem Russ
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June, 19 71

Notary Public W. K. Georgas, Jr.

MY COMMISSION EXPIRES: 5/10/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney (NAME) 480 James Robertson Pkwy. Nashville, Tennessee 37219 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clem Russ et ux (NAME)	National Mortgage Company (NAME)	128-2
314 Forrest Valley Dr. (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	20
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	

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 H. Nix et ux Joyce W. Nix

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clem Russ et ux Delores Russ

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. 19 on the Plan of Thousand Oaks Estates, as of record in Book 3700, Pages 82 and 83, Register's Office, for said County.

SAID Lot No. 19 fronts 164.46 feet on the easterly side of Forrest Valley Drive and extends back 421.65 feet on the southerly line and 441.14 feet on the northerly line to a dead line, measuring 45.00 feet thereon.

HOWEVER, this conveyance is subject to a Deed of Trust securing a note payable to National Mortgage Company in the approximate unpaid balance of $28,463.96 which is assumed by the buyers herewith. Deed of Trust being of record in Book 4343, Page 154, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to the grantors by deed from Marcus B. Hitchcock, Jr. as of record in Book 4343, Page 152, Register's Office, Davidson County, Tennessee.

unimproved ( ) / this is improved (X) property, known as 314 Forrest Valley Drive, Nashville,
(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 hand s this 22nd day of June, 19 71

Robert H. Nix

Joyce W. Nix

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named Robert H. Nix et ux Joyce W. Nix

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of June, 1971

Commission expires 5/10/75

Notary Public

STATE OF TENNESSEE
Davidson County

W. K. Georgas, Jr.

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who
(his oath) (himself)
upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____
(they)
and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

ROBERT H. NIX ETUX

TO

JOYCE W. NIX

CLEM RUSS ET UX

DELORES RUSS

B 2 0 1 4 7

IDENTIF. REFERENCE

JUN 23 1 30 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seldon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219

JUN 23 71	CONV	36,863.96			
JUN 23 71	STAX		A*	95.94	
JUN 23 71	PRFEE		A*	.50	
JUN 23 71	MDEED		A*	3.00	* 99.44