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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 $16,850.15

Harold L. Cobb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF Sept 1971.

Notary Public

~~MY COMMISSION EXPIRES~~: May 9, 1975

(~~AFFIX SEAL~~)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr., Atty. 112 Stahlman Bldg., Nashville, Tennessee.
NAME ADDRESS
from information furnished by the parties.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Anthony Russell (NAME)	Dobson & Johnson, Inc. (NAME)	Map 95 2
2173 June Drive (STREET ADDRESS OR ROUTE NUMBER)	J. C. Bradford Building (STREET ADDRESS)	Par 116
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (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, CHARLES A. TOBITT and wife, CONSTANCE ELAINE TOBITT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES ANTHONY RUSSELL and wife, GAYLE A. RUSSELL

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. 3 on the Map of Donelson Hills Subdivision, as of record in Book 2331, pages 22 and 23, Register's Office for Davidson County, Tennessee.

SAID Lot No. 3 fronts 85.04 feet on the southeasterly side of June Drive and runs back 200.4 feet on the southwesterly line and 205 feet on the northeasterly line to a dead line, measuring 66.9 feet thereon.

BEING the same property conveyed to Charles A. Tobitt and wife, Constance Elaine Tobitt by deed from Joseph H. Francis, III and wife, Geraldine B. Francis, of record in Book 4351, page 22, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a Deed of Trust to Dobson & Johnson, Inc. of record in the Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is ~~unimproved~~ ( ) improved (X) property, known as 2173 June Drive, Nashville, Tennessee 37214
(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 9th day of September, 1971

Charles A. Tobitt — Constance Elaine Tobitt

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles A. Tobitt and wife, Constance Elaine Tobitt

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 Savannah, ~~Tennessee~~, this 9th day of September 19 71.

Notary Public, Chatham County, Ga.
Commission expires My Comm. Exp. Jan. 15, 1975

Lucie M. Ducker
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ 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

NASHVILLE, TENN. 37214

WARRANTY DEED

FROM CHARLES A. TOBITT ET UX

TO JAMES ANTHONY RUSSELL ET UX

B 30104

IDENTIF. REFERENCE

SEP 10 2 29 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP 10	CONV	16,850.00			
SEP 10	STAX		A*	43.68	
SEP 10	PRFEE		A*	.50	
SEP 10	MDEED		A*	4.00	* 48.18