This form furnished by Sumner County Title Co.

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The Actual Consideration or Value, Whichever is Greater, For This Transfer is $ 16,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December, 19 71

Notary Public

MY COMMISSION EXPIRES November 13, 1974

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harlan Martin, Attorney at Law, Box 676, Hendersonville, Tennessee 37075
NAME ADDRESS

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. and Mrs. Rickey Russell (NAME)	Murphree Mortgage Company (NAME)	Map. 33-B
319 Janette Avenue (STREET ADDRESS OR ROUTE NUMBER)	Box 3107 (STREET ADDRESS)	Par. 134
Goodlettsville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Pat

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, D. D. PHILLIPS, BUILDERS, INC.,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICKEY RUSSELL AND WIFE, BETTY 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:

Being Lot No. 276 on the Plan of Gatewood Subdivision, Section III, as of record in Book 4175, Pages 49 and 50, all inclusive, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more particular description.

Being part of the same property conveyed to D. D. Phillips by deed from Jones Homes, Inc., dated April 26, 1971, filed for record May 4, 1971 in Book 4498, Page 751, Register's Office for Davidson County, Tennessee, and

Said deed re-recorded May 24, 1971 and appears in Book 4504, Page 147, Register's Office for said County, to D. D. Phillips, Builder, Inc.

This conveyance is made subject to restrictions of record in Book 4314, Page 290, Register's Office for Davidson County, Tennessee and such easements and set-back lines as appear of record.

This is unimproved ( ) improved (X) property, known as 319 Janette Avenue, Goodlettsville, Tennessee
(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, 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 21st day of December, 19 71
the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

D. D. Phillips, Builders, Inc.,

BY: D. D. Phillips

BOOK 4565 PAGE 533

STATE OF TENNESSEE
County of ____________

Personally appeared before me, ____________, a Notary Public in and for said County and State, the within named ____________

____

____

the bargainor____, with whom I am personally acquainted, and who acknowledged that____________ executed the within instrument for the purposes therein contained. Witness my hand and official seal at____________

____________, Tennessee, this________day of____________19____

Commission expires____________

____
Notary Public

STATE OF TENNESSEE
County of Sumner

Before me, Elizabeth N. Thomson, a Notary Public within and for the State and County aforesaid, personally appeared D. D. Phillips XXXX with whom I am personally acquainted and who upon (his oath) ~~XXXXXXXXXXXXXXX~~ acknowledged (himself) ~~XXXXXXXX~~ to be the President xxx respectively of the D. D. Phillips, Builder, Inc., the within named bargainor, a corporation, and that (he) XXXXX as such President XXX, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said D. D. Phillips as such President ~~and attesting the same by the said~~ XXXXX ~~as such~~

Witness my hand and official seal at office at Hendersonville, Tennessee on this the 21st day of December, 19 71.

My commission expires November 30, 1974

Elizabeth N. Thomson
Notary Public

ELIZABETH N. THOMSON NOTARY PUBLIC AT LARGE STATE OF TENN.

WARRANTY DEED

FROM

D. D. Phillips, Builder, Inc.

TO

Rickey Russell and wife,

Betty Russell

B 43223

RETURN TO HARLAN MARTIN
BOX I HENDERSONVILLE, TENN

IDENTIF. REFERENCE

JAN 3 10 32 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SUMNER COUNTY TITLE CO.
Titles Guaranteed
Hendersonville, Tennessee

JAN-3-72	CONV	16,150.00		
JAN-3-72	S'TAX	A* 41.86		
JAN-3-72	PR'FEE	A* .50		
JAN-3-72	W'DEED	A* 4.00	*	46.36