WARRANTY DEED

BOOK 4568 PAGE 761

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
S.M. Russell et ux	Guaranty Mortgage Company	
(NAME) 611 Harpeth Bend Drive	(NAME) 311 7th Avenue North	Map 142-15
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	Par. 35
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Thirty One Thousand Five Hundred and No/100 ----------($31,500.00)---------- *Dollars,*

of which $13,374.12 has been paid in cash by S.M. Russell and wife, Juanita B. Russell, the receipt of which is hereby acknowledged, and for the remainder the said S.M. Russell and wife, Juanita B. Russell have assumed and agree to pay the unpaid balance of $18,125.70, of an indebtedness in the original amount of $20,300.00 secured by Deed of Trust of record in book 3914, page 145, Register's Office for Davidson County, Tennessee.

We, Bruce J. Cartier and wife, Marjorie C. Cartier,

have this day bargained and sold, and do hereby transfer and convey unto the said

S.M. Russell and wife, Juanita B. Russell, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 115 on the Plan of Harpeth Valley Park Subdivision, Section 1, of record in book 3600, page 93, Register's Office for said County.

Said lot No. 115 fronts 100.1 feet on the southerly side of Harpeth Bend Drive and runs back between lines 135 feet on the easterly side and 135 feet on the westerly side to a broken line in the rear on which it measures 169.3 feet.

Being the same property conveyed to Bruce J. Cartier and wife, Marjorie C. Cartier, by deed from Alva H. Brewer and wife, Martine P. Brewer, of record in book 4144, page 229, Register's Office for Davidson County, Tennessee.

This Instrument Was Prepared by
Lewis W. Pedigo (RP)
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 31,500.00

Subscribed and sworn to before me, this the 13th day of January 1972

Affiant S.M. Russell

My commission expires: June 6, 1972 (Affix Seal)

Notary Public Mary Ensey

This is { unimproved / improved } property, known as 611 Harpeth Bend Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

S.M. Russell and wife, Juanita B. Russell their

(successors), heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* S.M. Russell and wife, Juanita B. Russell their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 8th *day of* January, 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.*

Bruce J. Cartier

x Marjorie C. Cartier
Marjorie C. Cartier

Jan. 8, 1972

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, a Notary Public in and for said County and State, ~~Bruce Cartier and wife~~ Marjorie C. Cartier, one of the within named bargainor~~s~~, with whom I am personally acquainted, and who acknowledged that ~~they~~ she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of January, 19 72.

Mary Emery
Notary Public

Commission expires June 6, 1972

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, JAN 13 CONV 31,500.00, a Notary Public of the State and County aforesaid, personally appeared ~~STAX~~, with whom I am personally acquainted and who, upon oath, acknowledged JAN 13 STAX A* 81.90 self to be ~~of the~~ JAN 13 PRFEE A* .50, the within named bargainor, a ~~corporation~~, and that ~~he~~ JAN 13 RCFEE A* 4.00 * 86.40 he as such being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in ,
this day of , 19 .

Notary Public

Commission expires

WASHINGTON
DISTRICT OF COLUMBIA

Personally appeared before me, Samuel Eisenberg, a Notary Public in and for said District of Columbia, Bruce J. Cartier, one of the within named 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 Washington, District of Columbia, this 8 day of January, 1972.

Samuel Eisenberg

SAMUEL EISENBERG NOTARY PUBLIC DISTRICT OF COLUMBIA

My Commission Expires Dec. 14, 1972

Commission expires:

Bruce Title 2/14/95

WARRANTY DEED

FROM

Bruce J. Cartier et ux

TO

S.M. Russell et ux

B 4481 7. 1

IDENTIF. REFERENCE

JAN 13 2 14 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE