BOOK 4790 PAGE 247

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
	First Federal Savings and Loan	
(NAME)	(NAME) Union at Fourth	105
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tennessee 37219	85
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

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

cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged; WE,

W. P. RUSSELL, SR. AND W. P. RUSSELL, JR., d/b/a RUSSELL HOMEBUILDERS

have bargained and sold, and by these presents do transfer and convey unto the said Arthur F. Payne and wife, Anne F. Payne

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 25 on the Plat of Laurelwood of record in Book 4460, page 121, Register's Office for said County.

Said Lot 25 fronts 149.76 feet on the north margin of Shamrock Drive, and extends back 246.62 feet on the east line, and 243.65 feet on the west line, to a line on the rear on which it measures 222.63 feet.

Being the same property conveyed to W. P. Russell, Sr., and W. P. Russell, Jr., d/b/a Russell Homebuilders, by deed from Charles M. Anderson and wife, Vance W. Anderson and O. B. Hofstetter, Jr., Trustee, of record in Book 4559, page 885, said Register's Office.

This conveyance is subject to easements, restrictions, set-back lines of record and taxes for 1974 applicable to said property.

FEB21	CONV	57,950.00			
FEB21	STAX		A*	150.54	
FEB21	PAFEE		A*	.50	
FEB21	WDEED		A*	4.00	* 155.04

unimproved ( )
This is improved (X) property, known as Route 2, Shamrock Drive, Brentwood, Tennessee 37027
(House Number) (Street) (P. O. Address) (City or Town) (Zip Code)

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 21st day of February, 1974.

RUSSELL HOMEBUILDERS

by: W. P. Russell Sr
W. P. RUSSELL, SR., partner

by: W. P. Russell Jr.
W. P. Russell, Jr., partner

BOOK 1790 PAGE 248

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. P. RUSSELL, SR., AND W. P. RUSSELL, JR., d/b/a RUSSELL HOMEBUILDERS

the bargainor, ~~is~~ 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, Tenn., this 21st day of February, 1974.

My commission expires 1-17-77 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $57,950.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

/s/ W. P. Russell, Jr.
/s/ Anne F. Payne

Sworn to and subscribed before me this 21st day of February, 1974.

My commission expires 1-17-77 Notary Public

This instrument was prepared by:
This instrument prepared by
STEPHENSON, LACKEY & HOLMAN
First Federal Building
Nashville, Tennessee 37219

Name Address

File 1st Federal

WARRANTY DEED

FROM

W. P. RUSSELL, SR., AND W. P. RUSSELL, JR., d/b/a RUSSELL HOMEBUILDERS

TO

ARTHUR F. PAYNE AND WIFE, ANNE F. PAYNE

C 42872

IDENTIF. REFERENCE

FEB 21 2 17 PM '74

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Tennessee Title
Office of
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290