(This instrument was prepared by James A. Lawrence, Attorney at Law,
320 Gallatin Road
Madison, Tennessee, 37115)

WARRANTY DEED

BOOK 4809 PAGE 234

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas Larry Russell, III (NAME)	1st Federal Savings & Loan Assoc. (NAME)	11D - 47230
427 Dupont Street (STREET ADDRESS OR ROUTE NUMBER)	236 4th Avenue North (STREET ADDRESS)	43-9
Old Hickory, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	194

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) *Dollars,*
cash in hand paid by the grantee hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said grantee of the unpaid balance of an indebtedness payable to 1st Federal Savings & Loan Association; and secured by a deed of trust executed by Everett Cloyce Pannell and wife, of record in Book 3655, page 443, Register's Office for Davidson County, Tennessee; which said unpaid balance the said grantee hereby agree to assume and promise to pay;

I, Edna N. Mullins, hereinafter called the grantor,

have this day bargained and sold, and do hereby transfer and convey unto the ~~xxx~~ Thomas Larry Russell, III, herein called the grantee,

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

Being the Westerly 1/2 of Lot No. 8 of Block "H" on the Map of Woodlawn Estates, as shown of record in Book 843, page 82, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the Northerly side of DuPont Avenue and runs back between parallel lines, 165.5 feet to a dead line.

Being the same property conveyed to Edna N. Mullins by deeds from Will S. Mullins of record in Book 4577, page 965, Register's Office for Davidson County, Tennessee and from Everett Cloyce Pannell and wife, of record in Book 3956, page 240, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants as of record in Book 967, page 42 and Book 1852, page 546, said Register's Office.

This conveyance also includes the escrow account held in connection with the above described loan.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 8,250.00

Subscribed and sworn to before me, this the 25th day of April, 1974

Affiant

My commission expires: 4-16-75 (Affix Seal)

Notary Public

JAMES A. LAWRENCE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is unimproved ( ) improved (X) property, known as 427 Dupont Street (House Number) (Street) Old Hickory, Tennessee 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 grantee, his *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except as stated herein.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantee, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness My hand this 24th day of April, 1974 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Edna N. Mullins

(Edna N. Mullins)

BOOK 4809 PAGE 235

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Edna N. Mullins

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison, *this* 24th *day of* April, 19 74

Commission expires 4-16-75

James A. Seemann
Notary Public

JAMES A. SEEMANN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*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 .....

WARRANTY DEED

FROM

EDNA N. MULLINS

TO

THOMAS LARRY RUSSELL, III

APR25'74 CONV *8,250.00
APR25'74 S TAX A* 21.32
APR25'74 PR FEE A* .50
APR25'74 W DEED A* 4.00 * 25.82

C 5 1 5 8 2

IDENTIF. REFERENCE

Apr 25 10 48 AM '74

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS