WARRANTY DEED

BOOK 4815 PAGE 383

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mary J Skeen (NAME)	Commune Union Bank (NAME)	75-3
520 Albany Dr (STREET ADDRESS OR ROUTE NUMBER)	[illegible] (STREET ADDRESS)	19
Hermitage Tenn 37076 (CITY) (P. O. ZONE) (STATE)	Nashville Tenn (CITY) (ZONE) (STATE)	pd

FOR AND IN CONSIDERATION of the sum of .... TEN AND NO/100 ($10.00)----------

---------- Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4228, page 31, Register's Office for said County.

We, Charles Dean Russell, Jr. and wife, Minnie Moulder Russell

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

Mary J. Skeen, her

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

Being Lot No. 142 on the Plan of Tulip Grove Subdivision, Section III, of record in Book 3700, page 146, Register's Office for said County, as follows:

Said Lot No. 142 fronts 105 feet on the westerly margin of Albany Drive and runs back between lines measuring 140.05 feet on the northerly line and 140.06 feet on the southerly line to a dead line measuring 105 feet thereon.

Being the same property conveyed to Charles Dean Russell, Jr. and wife, Minnie Moulder Russell by deed from The Forest View Company of record in Book 4415, page 625, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 38,339.19

Subscribed and sworn to before me, this the 13 day of May 1974

Affiant Mary J Skeen

My commission expires: 7-24-77 (Affix Seal)

Notary Public [illegible]

This is (unimproved ( ) improved ( )) property, known as ..... (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

Mary J. Skeen, her

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, except as noted above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said

Mary J. Skeen, her

(SXXXXXX) heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 13 day of May 1974, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Charles Dean Russell

Minnie Moulder Russell

This Instrument Was Prepared By

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

BOOK 4815 PAGE 384

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Carl Hooper, a Notary Public in and for said County and State, Charles Dean Russell Jr. & wife Minnie Moulder Russell the within named 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 Nashville Tennessee, this 13 day of May, 19 74

Carl Hooper Notary Public

Commission expires 7-24-77

CARL HOOPER 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 _____

MAY 15 74 CONV 38,339.19
MAY 15 74 S'TAX A* 99.58
MAY 15 74 PR'FEE A* .50
MAY 15 74 W'DEED A* 4.00 * 104.08

WARRANTY DEED

FROM
CHARLES DEAN RUSSELL, JR., ET UX

TO
MARY J. SKEEN

C54329

IDENTIF. REFERENCE

MAY 15 9 08 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON