FORM NO. WD-1

BOOK 4865 PAGE 502

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23555

x Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF Nov. 19 74

Notary Public

MY COMMISSION EXPIRES: 11-24-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Traber & Robinson, Attorney's, P.O. Box 2255, Nashville, Tennessee 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clifford O. Howard (NAME)	Lomas & Nettleton, Inc. (NAME)	
128 Bonnabrook Drive (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	75-13
Hermitage, TN. 37076 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Va. (CITY) (STATE) (ZIP)	113 Pt

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, Andy L. Russell and wife, Marietta G. Russell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clifford O. Howard, unmarried

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:

Land in Davidson County, Tennessee, being Lot no. 300 on the Plan of Hermitage Hills S/D, Section 4, as of record in Book 2900, page 136, Register's Office for Davidson County, Tennessee.

Said Lot No. 300 fronts 86.5 feet on the curving northeasterly margin of Bonnabrook Drive, and runs back between lines measuring 186.7 feet on the northwesterly line and 203.1 feet on the southeasterly line to a dead line in the rear measuring 68.65 feet thereon.

Being the same property conveyed to Andy L. Russell and wife, Marietta G. Russell, by deed from Eugene C. Wheatcraft and wife, Lynda M. Wheatcraft, as of record in Book 4508, page 353, Register's Office for said County.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4053, page 522, said Register's Office.

The escrow account as it relates to this property is is hereby transferred to the Grantees, as is the hazard insurance, except that the existing escrow overage is to be refunded to the Granters, by the mortgagee.

This is unimproved ( ) improved (x) property, known as 128 Bonnabrook Drive, Hermitage, Tennessee 37076
(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, 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. 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 a this 1 day of Nov., 1974

Andy L. Russell

Marietta G. Russell

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andy L. Russell and wife, Marietta G. Russell

the bargainor s, 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, Tennessee, this 1st day of Nov., 1974

Commission expires 11-20-1976

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM Andy L. Russell et ux

TO Clifford O. Howard

C 76976

IDENTIF. REFERENCE

Nov 4 10 41 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Trial fee.

William G. Traber
P. O. Box 2255
Nashville, Tenn. 37214

NOV-4	CONV	23,855.00			
NOV-4	S'TAX		A*	62.14	
NOV-4	PR'FEE		A*	.50	
NOV-4	W'DEED		A*	4.00	* 66.64