THIS INSTRUMENT PREPARED BY:
DOUGLAS R. BERRY
907 TWO MILE PARKWAY
GOODLETTSVILLE, TN 37072

BOOK 5019 PAGE 811

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BILLY JOE RUSSELL	MAJESTIC INVESTMENT COMPANY	61-16
(NAME)	(NAME)	
1331 CARDINAL AVENUE	2420 WEST 26th AVENUE	59
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TENN. 37216	DENVER, COLORADO 80211	15 D 31000
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

and other good and valuable considerations, receipt of which is hereby acknowledged.

We, Tommy R. Crague and wife, Barbara A. Crague *have this day bargained and sold, and do hereby transfer and convey unto the said* Billy Joe Russell and wife Connie M. Russell, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lots Nos. 17 and 18 of Block "A" on the map of Greenland Estates as of record in Book 974, page 13, Register's office, Davidson County, Tennessee.

Said Lots Nos. 17 and 18 front 100 feet on the northerly side of Cardinal Avenue, formerly Martha Avenue, and run back between parallel lines 175 feet to a dead line in the rear measuring 100 feet thereon.

Being the same property conveyed to Tommy R. Crague and wife, Barbara A. Crague by deed from James E. Stafford and wife, Martha S. Stafford, of record in Book 4673, page 15, 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 $ 26,233.92

Subscribed and sworn to before me, this the 27 day of April 19 76

Affiant Billy Joe Russell

My commission expires: October 28, 1978 (Affix Seal)

Notary Public Thomas Nielson

This is unimproved ( ) improved (X) property, known as 1331 Cardinal Avenue (House Number) (Street) Nashville, TN 37216 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 grantees, 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.* except for a deed of trust of record in Book 4673, page 17, R.O.D.C.

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

Witness our *hand* s *this* 27th *day of* April, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Tommy R Crague
TOMMY R. CRAGUE

Barbara A Crague
BARBARA A. CRAGUE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5019 PAGE 812

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tommy R. Crague and wife, Barbara A. Crague

the within named bargainors, 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 27th day of April, 19 76.

Douglas R. Berry, Notary Public

Commission expires October 28, 1978

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 _____

APR28 CONV 26,233.92
APR28 S'TAX B* 68.12
APR28 PR'FEE B* .50
APR28 W'DEED B* 4.00 * 72.62

WARRANTY DEED

FROM
TOMMY R. CRAGUE, et ux

TO
BILLY JOE RUSSELL, et ux

D 46735

IDENTIF. REFERENCE

APR 28 11 27 AM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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

310

MAILED BY