BOOK 5069 PAGE 487

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| RICHARD W. RUSSELL, ET UX | SAME | 33-0-167 |
| (NAME) | (NAME) | |
| 500 Campbell Rd. | | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Goodlettsville Tenn. | | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

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

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

I, IRENE DAY HIGGASON, unmarried, being the same person as Irene M. Day, hereinafter called the GRANTOR,

have this day bargained and sold, and do hereby transfer and convey unto the said RICHARD W. RUSSELL, and wife, BRENDA BROWN RUSSELL, hereinafter called the GRANTEES, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in the 11th Civil District of Davidson County, Tennessee, being Tract No. 6 on the Survey of Irene Day Lands, described according to survey made by Ralph Lambert and Son, Surveyors, dated September 6, 1972, and revised April 21, 1975, as follows:

Said Tract 6 fronts 214.2 feet on the easterly margin of Campbell Road and extends back 603.3 feet on the northerly line, and 598.0 feet on the southerly line, to a line on the rear on which it measures 215.0 feet.

Being part of the same property conveyed to Irene Day Higgason by Will of Mrs. Agnes M. Day, of record in Will Book 86, page 359, Register's Office for Davidson County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
McKINNEY and EVERETT
ATTORNEYS AT LAW
Suite One 1303 Gallatin Road, North
Madison, Tennessee 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $15,750.00

Subscribed and sworn to before me, this the 17 day of September, 19 76

Affiant: Richard Wayne Russell

My commission expires Oct 29, 1977 (Affix Seal)

Notary Public: Virginia Guthrie

This is improved ( ) unimproved 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 GRANTEES, their

(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.

I further covenant and bind myself, my 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 my hand this 17th day of September, 1976, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Irene Day Higgason
IRENE DAY HIGGASON

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Irene Day Higgason

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 Nashville, Tennessee, this 1st day of September, 1976

Virginia Guthrie Notary Public

(Commission expires Oct 29, 1977)

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE VIRGINIA GUTHRIE

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.....

| | | | | | |
|---|---|---|---|---|---|
| SEP 17 76 | CONV | 15,750.00 | | | |
| SEP 17 76 | S'TAX | | B* | 40.82 | |
| SEP 17 76 | PR'FEE | | B* | .50 | |
| SEP 17 76 | W'DEED | | B* | 4.00 | * 45.32 |

**WARRANTY DEED**

FROM
IRENE DAY HIGGASON

TO
RICHARD W. RUSSELL, and wife,
BRENDA BROWN RUSSELL

D 68460

T

IDENTIF. REFERENCE

SEP 17 2 36 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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