HIS INSTRUMENT WAS PREPARED BY
AYMOND H. DARROW, ATTORNEY
UITE 304 501 bldg.
01 UNION STREET
'ASHVILLE, TENN.

BOOK 5134 PAGE 710

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard Darnell Russell (NAME)	Richard Darnell Russell (NAME)	61-6
4210 Edwards Avenue (STREET ADDRESS OR ROUTE NUMBER)	4210 Edwards Avenue (STREET ADDRESS)	Parcel 108
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100---------- ---------- ($10.00) ---------- *Dollars,* and other good and valuable considerations excepted as cash, the receipt of all of which is hereby acknowledged,

We, Bobby Ankenbauer and wife, Evelyn Ankenbauer,

have this day bargained and sold, and do hereby transfer and convey unto the said Richard Darnell Russell and wife, Patricia Ann Russell, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being the northerly 50 feet of the westerly 200 feet of Lot No. 123 on the plan of Maplewood Heights Subdivision, as of record in Book 547, pages 77 and 78, Register's Office of said County.
Said part of Lot fronts 50 feet on the easterly side of Edwards Avenue and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Bobby Ankenbauer and wife, Evelyn Ankenbauer, by deed from Jack Williams, Jr., and wife, Alice Wauford Williams, as of record in Book 4433, page 950, 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 $ 12,000.00

Subscribed and sworn to before me, this the 18th day of December 1975

My commission expires: 2/5/78 (Affix Seal)

Affiant

Notary Public

This is { unimproved ( ) / improved ( ) } property, known as 4210 Edwards Avenue, Nashville, Tennessee
(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 Richard Darnell Russell and wife, Patricia Ann Russell, 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 first mortgage in favor of Fred S. and Daisye Ramsay which buyers assume.

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

Witness our hands this 18th *day of* December, *19* 75 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Bobby Ankenbauer

Evelyn Ankenbauer

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary W. Anderson, a Notary Public in and for said County and State, Bobby Ankenbauer and wife, Evelyn Ankenbauer

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 18th day of December, 1975

Mary W. Anderson Notary Public

Commission expires 2/5/78

MARY W. ANKENBAUER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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.....

APR 11 77	CONV	12,471.02			
APR 11 77	S'TAX		B*	32.50	
APR 11 77	PR'FEE		B*	.50	
APR 11 77	W'DEED		B*	4.00	* 37.00

WARRANTY DEED

FROM Bobby Ankenbauer, et ux.

TO Richard Darnell Russell, ex ut

D98054

IDENTIFICATION REFERENCE

APR 11 10 57 AM '77

REGISTER DAVIDSON COUNTY, TENN.

Compliments of

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