This instrument was prepared by Wm. G. Wilkinson, Attorney at Law, Ashland City, Tennessee.

WARRANTY DEED

BOOK 5164 PAGE 176

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard D. Russell (NAME)	same (NAME)	91 - 13
5472 Ridge Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 273
Joelton, Tenn (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

mail

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00)----------

---------- *Dollars,*

cash, the receipt of which is hereby acknowledged, and for other and further valuable consideration, the receipt of which is hereby acknowledged, I,

Mary Frances B. Russell

have this day bargained and sold, and do hereby transfer and convey unto the said all right, title, claim, and interest

Richard D. Russell, and his

(successors), heirs and assigns,

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

A certain lot or parcel of land situate, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being part of Lot No. 2 on the Plan of E. T. Brown's Subdivision of an 18 acre tract on the Charlotte Pike, as of record in Book 332, pages 116 and 126, Register's Office for said County, described as follows:

Beginning on the easterly margin of Cowan Avenue at the southwest corner of the property conveyed to Claudia S. Sexton by deed from W. W. Cantrell, Jr. and wife of record in Book 1676, page 77, said Register's Office; thence with Sexton's southerly line eastwardly 150 feet; thence southwardly 50 feet; thence westwardly 150 feet to the easterly margin of Cowan Avenue; thence with said Avenue northwardly 50 feet to the beginning.

Being the same real property conveyed to Richard D. Russell and wife, Mary Frances B. Russell, by deed from William Arthur Brown and wife, dated November 3, 1953, filed November 5, 1953, and recorded in Book 2203, page 149, said Register's Office.

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 _____ day of June 19 77

Affiant

My commission expires: _____ (Affix Seal)

Notary Public

unimproved ( )
This is 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

Richard D. Russell, and his

(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 and my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Richard D. Russell, and his

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

Witness my *hand this* 18th *day of* June, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Mary F. Russell
Mary Frances B. Russell

BOOK 5164 PAGE 177

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, James C Catron Sr. , a Notary Public in and for said County and State, Mary Frances B. Russell

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 18th day of June, 19 77

James C Catron Sr. Notary Public

Commission expires 1-29-79

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.....

WARRANTY DEED

FROM

MARY FRANCES B. RUSSELL

TO

RICHARD D. RUSSELL

E 11292

JUN27'77 MISC B* 4.00 * 4.00

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-1631
NASHVILLE, TENNESSEE 37238