ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James R. Russell (NAME)	Send Tax Same (NAME)	93_16
4930 Ivan Drive (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	parcel 5 pc
Oxnard, California 93030 (CITY) (STATE) (ZIP CODE)	Same (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $1.00
ONE DOLLAR AND.....00/100 DOLLARS

Paid to me in cash, by James R. Russell, the receipt of which is hereby acknowledged, and his agreement to pay off One Thousand ($1000.00) Dollars, debt due on said property. I, Walter C. Russell and wife, Annie C. Russell

have bargained and sold, and by these presents do transfer and convey unto the said James R. Russell

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 74 on the plan of Maury and Claiborne, Addition to South Nashville, as of record in Book 21, pages 84 and 85, of the Register's Office for Davidson County, Tennessee. Said Lot No. 74 fronts 35 feet on the Easterly side of Wharf Avenue and runs back between parallel lines 150 feet to an alley.

AUG 15 77	CONV	*1,000.00				
AUG 15 77	S'TAX		B*	2.60		
AUG 15 77	PR'FEE		B*	.50		
AUG 15 77	W'DEED		B*	4.00	*	7.10

This is unimproved (X) improved ( ) property, known as Vacant lot (House Number) (Street)
131 Wharf Avenue (P. O. Address) Nashville, Tennessee (City or Town) (Zip Code)

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.

Whenever 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 hands this 4th day of August, 19 77.

Walter Russell
Annie C. Russell

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, J. E. McClellan, a Notary Public in and for said County and State, the within named Walter Russell and wife, Annie C. 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 4th day of August, 1977.

My commission expires 8/26/80 Notary Public J F McClellan

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 1000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Walter Russell

Sworn to and subscribed before me this 4th day of August, 1977.

My commission expires 8/26/80 Notary Public J F McClellan

This instrument was prepared by:

Attorney J. E. McClellan — Name
941 Jefferson St., Nashville, Tenn 37208 — Address

WARRANTY DEED

FROM Walter C. Russell and wife,

TO Annie C. Russell

James R. Russell

E 20461

IDENTIF. REFERENCE

AUG 15 2 42 PM '77

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

Mail J F McClellan Box