WARRANTY DEED

BOOK 5284 PAGE 679

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Thomas Larry Russell, III	et ux ~~SAME~~ Lomas + Nettleton Co.	Map 33-15
(NAME)	(NAME)	Par 70 &
616 Hamblen Avenue	3200 Pacific Ave	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115	Virginia Beach Va. 23451	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO HUNDREDTHS ($10.00)----------

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

Cash in hand paid, and other good and valuable consideration, paid by Thomas Larry Russell, III, and wife, Patricia Ann Russell, receipt of which is hereby acknowledged by James A. Hedstrom, and wife, Christa H. Hedstrom, and for further consideration, Thomas Larry Russell, III, and wife, Patricia Ann Russell have assumed and hereby agreed to pay a promissory note executed by Tommy F. Webster, and wife, Hilda R. Webster, to Murphree Mortgage Company, the balance owing on which is approximately $12,700.97 and which is secured by a Deed of Trust of record in Book 4154, page 892, Register's Office for Davidson County, Tennessee, earlier assumed by the Grantors herein, we James A. Hedstrom, and wife, Christa H. Hedstrom

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

Being Lot No. 127 on the Map of Primrose Acres Subdivision, Section Two, as of record in Book 2900, page 43, Register's Office for said County.

Said Lot No. 127 fronts 147.0 feet on the East side of Hamblen Drive and extends back 175.0 feet on the North line and 354.5 feet on the South line to a deadline, measuring 231.4 feet thereon.

Being the same property conveyed to James A. Hedstrom, and wife, Christa H. Hedstrom by deed from Tommy F. Webster, and wife, Hilda R. Webster, on July 26, 1971, of record in Book 4523, page 533, Register's Office for said County.

DAVIDSON COUNTY, TENN. REAL ESTATE TRANSFER TAX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 37000.00

Subscribed and sworn to before me, this the 10th day of May 19 78

Affiant Thomas Larry Russell III Patricia Ann Russell

My commission expires: 5/19/80 (Affix Seal)

Notary Public Cyril V. Evans, Jr

This is unimproved ( ) improved (X) property, known as 616 Hamblen Drive (House Number) (Street) Madison (P. O. Address:) Tennessee 37115 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Thomas Larry Russell, III, 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 as hereinabove stated.

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

Witness our *hands this* 10th *day of* May, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Thomas Larry Russell III
Patricia Ann Russell

James A. Hedstrom
Christa H. Hedstrom

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Cyril V. Fraser, Jr., a Notary Public in and for said County and State, James A. Hedstrom; Christa H. Hedstrom; Thomas Larry Russell, III; Patricia Ann Russell

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 Madison Tennessee.
this 10th day of May, 1978.

Cyril V. Fraser, Jr. Notary Public

Commission expires 5/19/80

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.....

MAY 11 78	CONV	37,000.00			
MAY 11 78	S'TAX		B*	96.20	
MAY 11 78	PR'FEE		B*	.50	
MAY 11 78	W'DEED		B*	4.00	* 100.70

WARRANTY DEED

FROM
James A. Hedstrom, and wife,
Christa H. Hedstrom

TO
Thomas Larry Russell, III, and wife,

Patricia Ann Russell

E 64939

IDENTIF. REFERENCE

MAY 11 3 22 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Prepared by:
Cyril V. Fraser, Jr.
Attorney at Law
Plaza Professional Building
Madison, Tennessee 37115

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE