113174.4

FORM NO. WD-1

BOOK 5331 PAGE 379

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 44,500.00

Dannie Ray Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August 1978.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

This Instrument Was Prepared By
(Pacesetters Builders, Inc.)
219 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dannie Ray Russell (NAME)	Fidelity Federal (NAME)	173-1
Lot 35 Cedarview Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	par 154
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	Re

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Pacesetters Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dannie Ray Russell and wife, Judy Gale Russell

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Monte Carlo, Section 2 B, as of record in Book 5050, page 99, said Register's Office.

Said Lot No. 35 fronts 90 feet on the westerly margin of Cedarview Drive and runs back 160.71 feet on the southerly line and 176.41 feet on the northerly line, to a line in the rear, measuring 56.51 feet thereon.

Being part of the same property conveyed to Pacesetters Builders, Inc., by deed from G. C. & W. Enterprises, Inc., as of record in Book 5275, page 981, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as Lot 35 Cedarview Drive (House Number) (Street) Nashville (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 25th day of August, 1978

Pacesetters Builders, Inc., By:

STATE OF TENNESSEE
Davidson County

BOOK 5331 PAGE 380

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, The undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Bruna T. Jones and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the President and _____ respectively of the Pacesetters Builders, Inc. the within named bargainor, a corporation, and that (he / they) as such President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said President as such President, and attesting the same by the said Bruna T. Jones as such _____

Witness my hand and official seal at office at Nashville, Tennessee on this the 25th day of August, 1978.

My commission expires My Commission Expires May 27, 1979

Bruna T. Jones
Notary Public

BRUNA T. JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

11324-A

WARRANTY DEED

FROM

Pacesetters Builders, Inc

TO

Dannie Ray Russell and wife, Judy Gale Russell

E 85758

IDENTIF. REFERENCE

AUG 29 2 56 PM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 29 78	CONV	44,500.00		
AUG 29 78 S'TAX			B* 115.70	
AUG 29 78 PR'FEE			B* .50	
AUG 29 78	W'DEED		B* 4.00	* 120.20