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BOOK 5377 PAGE 16

78-11-13

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF DECEMBER, 1978.

Notary Public

MY COMMISSION EXPIRES: 6/7/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS, 908 Fidelity Federal Building, Nashville, Tenn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES E. RUSSELL et ux (NAME)	THE LOMAS & NETTLETON COMPANY (NAME)	13DA-53912
4209 HALLMARK ROAD (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 964 (STREET ADDRESS)	Map: 58-14
NASHVILLE, TENN (CITY) (STATE) (P. O. ZIP)	VIRGINIA BEACH, VIRGINIA 23451 (CITY) (STATE) (ZIP)	Par: 103

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, CUMBERLAND BUILDERS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES E. RUSSELL and wife, LOUISE BELINDA 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:

BEING Lot No. 80 on the Plan of Gold Key Addition, Section 1, of record in Book 4675, Pages 14 and 15, Register's Office for Davidson County, Tennessee.

SAID Lot No. 80 fronts 73 feet on the northerly side of Hallmark Road and extends back between lines 150.5 feet on the westerly line and 185 feet on the easterly line to a broken line in the rear measuring 136.85 feet thereon.

BEING part of the same property conveyed to Cumberland Builders, Inc. by deed from W. L. Bainbridge Company, a Partnership, composed of W. L. Bainbridge, Jr. and W. L. Bainbridge, III, of record in Book 4610, Page 15, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to restrictive covenants of record in Book 4734, Page 761, said Register's Office; easements and setback lines as set forth in the above Plan of record and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (XX) property, known as 4209 Hallmark Road (House Number) (Street) Nashville, Tennessee (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 my hand this 15th day of DECEMBER, 1978

CUMBERLAND BUILDERS, INC.

By: W. M. Conway Sr. Pres.

STATE OF TENNESSEE
Davidson County

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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 L.H. HARDAWAY, SR. and/~~or~~ _____ with whom I am personally acquainted and who upon (his oath/~~their several oaths~~) acknowledged (himself/~~themselves~~) to be the PRESIDENT and/~~or~~ _____ ~~respectively~~ of the CUMBERLAND BUILDERS, INC. the within named bargainor, a corporation, and that (he/~~they~~) as such PRESIDENT and/~~or~~ _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said L.H. HARDAWAY, SR. as such PRESIDENT, and/~~attesting the same by the said~~ _____ as/~~such~~ _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 18th day of DECEMBER, 19 78

My commission expires 6/7/80

Notary Public

F 0 6 0 2 3

WARRANTY DEED

FROM CUMBERLAND BUILDERS, INC.

TO JAMES E. RUSSELL et ux
LOUISE BELINDA RUSSELL

IDENTIF. REFERENCE

DEC 20 8 18 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FILE BOX 4

DEC 20 78	CONV	60,600.00			
DEC 20 78	S'TAX		B*	157.56	
DEC 20 78	PR'FEE		B*	.50	
DEC 20 78	W'DEED		B*	4.00	* 162.06