This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5459 PAGE 767

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Howard K. Russ and wife, Susan Russ	First Tennessee Bank N. A. Memphis	115-10-23
(NAME)	(NAME) P. O. Box 474	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Memphis, Tennessee 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Howard K. Russ and wife, Susan Russ and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, William T. Fray and wife, Rosemary L. Fray

have this day bargained and sold, and do hereby transfer and convey unto the said Howard K. Russ and wife, Susan Russ *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 186 on the Plan of West Meade Estates, Section II, as of record in Book 2900, pages 118, Register's Office for Davidson County, Tennessee, described as follows:
Said Lot No. 186 fronts 179 feet on the westerly side of Cornwall Drive and runs back between lines 375.0 feet on the northerly line and 412.43 on the southerly line to a dead line at the rear in which it measures 83.29 feet.

Being the same property conveyed to William T. Fray and wife, Rosemary L. Fray by deed from Wells Construction Co., Inc. of record in Book 3283, page 103, said Register's Office.

This conveyance is subject to a 10-foot easement for public utilities and drainage, 2.5 x 30-foot anchor easement, overhang easement, 175-foot building setback line from Cornwall Drive, and conditions of Owner's Certificate of record in Book 2900, page 118, said Register's Office; and restrictive covenants of record in Book 3134, page 426, as amended in Book 3462, page 281 and Book 4503, page 111, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 94,500.00

Subscribed and sworn to before me, this the 2 day of July 19 79

Affiant

My commission expires: 4/18/82 (Affix Seal)

Notary Public

unimproved ( )
This is improved (XX) property, known as 6529 Cornwall Drive, Nashville, Tennessee 37205
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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 for 1979 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 2nd *day of* July, *19* 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William T. Fray

Rosemary L. Fray

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nancy L. Kaza, *a Notary Public in and for said County and State,* William T. Fray and wife, Rosemary L. Fray

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 Nashville, *Tennessee, this* 2nd *day of* July, *19* 79

Notary Public

Commission expires 4/18/82

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 .....

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238 234732

WARRANTY DEED

FROM
William T. Fray and wife,
Rosemary L. Fray

TO

Howard K. Russ and wife,
Susan Russ

F. 38108

IDENTIF. REFERENCE

JUL 3 3 02 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

3952 07/03 252.00- CHECK

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5459 PAGE 769

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			94500.00- CO	
			245.70 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 252.20-	
3952A07/03/79			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.38108

IDENTIF. REFERENCE

JUL 3 3 02 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 694753