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

BOOK 5469 PAGE 797

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| David L. Russell and wife, Norma M. Russell | Guaranty Mortgage Company | 98-6-29 |
| (NAME) | (NAME) | |
| 5132 Lana Reree Court | 783 Old Hickory Blvd. | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Hermitage, Tennessee 37076 | Brentwood, Tennessee 37027 | |
| (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 David L. Russell and wife, Norma M. Russell and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

Randall Phillips Builders, Inc.

*have this day bargained and sold, and do hereby transfer and convey unto the said* David L. Russell and wife, Norma M. Russell *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Roxborough as of record in Book 5200, page 63, Register's Office for said County.

Said Lot No. 66 fronts 96.00 feet on the north side of Lana Renee Court and extends back 207.53 feet on the west line and 155.00 feet on the east line to a dead line measuring 109.43 feet thereon.

Being part of the property conveyed to Randall Phillips Builders, Inc. by deed from Kyle R. Weems, Trustee, of record in Book 5239, page 641, Register's Office for said County.

This conveyance is subject to a 10-foot easement for public utilities and drainage, a fire hydrant located at the southwest front corner, 30-foot building set-back line from Lana Renee Court and conditions of Owner's Certificate of record in Book 5200, page 63, said Register's Office; and restrictive covenants of record in Book 5302, page 669, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 50,700.00

Subscribed and sworn to before me, this the 11 day of July 19 79

X David L Russell
Affiant

My commission expires 4/13/82 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 5132 Lana Renee Court, Hermitage, Tennessee 37076
(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* 12th *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.*

RANDALL PHILLIPS BUILDERS, INC.

Lunsford M. Hollins Jr.

By: Lunsford M. Hollins, Jr.
Vice President

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* ....., *a Notary Public in and for said County and State,* .....

.....

.....

*the within named 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*.....

.....*Notary Public*

*Commission expires*.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Before me,* NANCY L KOTA, *a Notary Public of the State and County aforesaid, personally appeared* Lunsford M. Hollins, Jr., *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Vice President *of the* Randall Phillips Builders, Inc., *the within named bargainor, a corporation, and that* he *as such* Vice President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* self *as* Vice President.

*Witness my hand and seal, at office in* Nashville, Tennessee *this* 19 *day of* JULY, *19*79

NOTARY PUBLIC DAVIDSON COUNTY

*Commission expires* 4/18/82 *Notary Public*

F-41683

IDENTIF. REFERENCE

JUL 23 3 53 PM '79

FELIX Z. WILSON ☰ REGISTER
DAVIDSON COUNTY, TENN.

**WARRANTY DEED** 4-2368FS

FROM
Randall Phillips Builders, Inc.

TO
David L. Russell and wife, Norma M. Russell

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

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

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RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 50700.00- CO | |
| | | | 131.82 CO TX | |
| | | | .50 PRFEE | |
| | | | 6.00 WDEED | |
| | | | CHECK 138.32- | |
| 8501 | A07/23/79 | | BAL .0 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 4 1 6 8 3.

IDENTIF. REFERENCE

JUL 23 3 53 PM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 699181