BOOK 5731 PAGE 703

File Box 41

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF April, 19 81

Notary Public

MY COMMISSION EXPIRES: 2-28-82

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
HOWSER, THOMAS, SUMMERS,
BINKLEY & ARCHER ATTORNEYS
300 COURT SQUARE BUILDING
NASHVILLE, TENN. 37201

THIS INSTRUMENT WAS PREPARED BY
Guaranty Escrow Services, 705 American Trust Bldg., Nashville, TN.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joel Don Russell et ux (NAME)	Same (NAME)	15-19
527-B Donald Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, HAROLD GLEN PERRY and wife, MARY W. PERRY, 1/2 undivided interest; and KARL W. JOHNSTON and wife, SUE JOHNSTON, 1/2 undivided interest

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOEL DON RUSSELL and wife, TERRI 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 the 2nd Civil District of Davidson County, Tennessee, described according to a survey by Merville & Keel, Inc., dated October 10, 1980, as follows:

BEGINNING at an iron pin in the easterly margin of Whites Creek Pike, said point being N 10 deg. W 20.54 feet from the northwest corner of the property conveyed to Lawrence E. Williams and wife, Bonnie Sue Williams, by deed from Lenora Baxter and husband, Leonard Baxter, of record in Book 3218, page 336, of the Register's Office for Davidson County; thence, with the easterly margin of Whites Creek Pike, N 10 deg. 00' W 51.30 feet to an iron pin; thence, leaving said roadway, S 87 deg. 00' E 489.86 feet to an iron pin; thence, N 3 deg. 2' 19" E 480.00 feet to an iron pin; thence, S 87 deg. 00' E 25.0 feet to an iron pin; thence, N 3 deg. 2' 19" E 305.97 feet to an iron pin in the southerly boundary of the property conveyed to Gary N. Benmark and wife, Leslie A. Benmark, by deed from Virginia L. Young, of record in Book 5233, page 656, of the Register's Office for Davidson County; thence, with Benmark's southerly boundary, East 489.92 feet to an iron pin at the base of a Black Oak tree, said point being in the westerly boundary of the property conveyed to Joe Walker, Jr., and wife, Emma Mae Walker, by deed from Helen Morrison and husband, Louis W. Morrison, of record in Book 1031, page 421, of said Register's Office; thence, with Walker's westerly boundary, S 2 deg. 16' 52" W 832.33 feet to an iron pin in the northerly margin of a 50 foot wide roadway; thence, N 87 deg. 00' W 495.0 feet to an iron pin; thence, S 3 deg. 00' W 30.0 feet to an iron pin; thence, N 87 deg. 00'

-Continued-

This is unimproved (X)
This is improved ( ) property, known as _____ (House Number) (Street) (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 10th day of April, 19 81

Harold Glen Perry
HAROLD GLEN PERRY

Mary W. Perry
MARY W. PERRY

Karl W. Johnston
KARL W. JOHNSTON

Sue Johnston
SUE JOHNSTON

04/13 64.10-

9692

BOOK 5731 PAGE 704

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harold Glen Perry and wife, Mary W. Perry and Karl W. Johnston and wife, Sue Johnston

the 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 10th day of April, 1981

Commission expires 7-18-82

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) (they) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Harold Glen Perry et al

TO
Joel Don Russell and wife,
Terri Russell

HOWSER, THOMAS, SUMMERS
BINKLEY & ARCHER, ATTYS.
300 JAMES ROBERTSON PKWY.
NASHVILLE, TN 37201

W 508.32 feet to the point of beginning; containing 10.30 acres, more or less.

BEING part of the same property conveyed to Harold Glen Perry and wife, Mary W. Perry, 1/2 undivided interest, and Karl W. Johnston and wife, Sue Johnston, 1/2 undivided interest, by deed from Raymond L. Barrett, Clerk and Master of the Chancery Court, of record in Book 5461, page 756, Register's Office for Davidson County, Tennessee.

SAID Grantees and any future owners hereby agree to transfer in fee, without any costs, upon the request of the owner of the property to the east of subject property and any subsequent owners, now owned by Joe Walker, Jr. and wife, of record in Book 1031, page 421, Register's Office for said County, the hereinafter described property, to be used to build a roadway and to be approved by the Metropolitan Government, said property is described as follows:

BEGINNING at an iron pin in the easterly margin of Whites Creek Pike, said pin being N 10 deg. W 20.54 feet from the northwest corner of the property conveyed to Lawrence E. Williams and wife, of record in Book 3218, page 336, Register's Office for said County; thence with the easterly margin of Whites Creek Pike N 10 deg. W 51.30 feet to an iron pin; thence S 87 deg. 00' E 489.86 feet to an iron pin; thence S 3 deg. 2' 19" W 20 feet; thence S 87 deg. 00' E 30 feet to an iron pin; thence S 3 deg. 00' W 30 feet to an iron pin; thence N 87 deg. 00' W 508.32 feet to the beginning.

This conveyance is subject to the following restrictions:

1. No permanent house trailers; trailers will be permitted for a maximum of one year while house is under construction.

2. No basement dwelling permitted.

3. Minimum of 1,450 square feet of living area.

4. No out buildings closer to 50 foot easement than dwelling or within 200 feet of easement.

5. No swine or fowl permitted.

G 3 6 9 9 4

IDENTIF. REFERENCE

APR 13 8 54 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5731 PAGE 706

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			21000.00-	CO
			54.60	CO TX
			.50	PRFEE
			9.00	WDEED
				CHECK 64.10-
9692A04/13/81				BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3699 4

T
IDENTIF. REFERENCE

APR 13 8 54 AM '81
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 816202