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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,000.00

Artemus D. Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May, 1984

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

[illegible], LE ROY & BURNETT, P.C.
BOX 2707
[illegible], TENN. 37214

BOOK 6299 PAGE 631

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Artemus D. Russell et ux (NAME)	Firstbank Mortgage Company (NAME)	5DU-52767
195 Old Tusculum Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 6548 (STREET ADDRESS)	Map. 162-6
Antioch, Tennessee 37013 (CITY) (STATE) (P. O. ZIP)	Springfield, IL. 62790 (CITY) (STATE) (ZIP)	Par. 307

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, WALTER E. SMITH and wife, ANNIE G. SMITH,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ARTEMUS D. RUSSELL and wife, DEBORAH D. 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. 2 on the Plan of J. T. Townes Property of record in Book 4300, page 182, as corrected by Surveyor's Certificate of Correction, of record in Book 4651, page 679, all in the Register's Office for said County.

Said Lot No. 2 fronts 90.0 feet on the southerly margin of Old Tusculum Road and extends back 127.0 feet on the easterly line and 120.8 feet on the westerly line to a line in the rear, measuring 90.21 feet thereon.

Being the same property conveyed to Walter E. Smith and wife, Annie G. Smith, by deed from Joe V. Dobbs and wife, Buena M. Dobbs, of record in Book 4927, page 455, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 4716, page 891, Register's Office for Davidson County, Tennessee; owner's certificate, a 30-foot minimum building setback line from Old Tusculum Road and a 10-foot easement for public utility and drainage purposes along the rear and side lines of said lot, as shown on plan of record in Book 4300, page 182, and corrected in Book 4651, page 679, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property, known as 195 Old Tusculum Road, Antioch, Tennessee 37013
(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 23rd day of May, 19 84

Walter E. Smith
Walter E. Smith

Annie G. Smith
Annie G. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 23rd day of May, 1984, before me personally appeared Walter E. Smith and wife, Annie G. Smith, to me known, or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness our hands at Nashville, Tennessee, this 23rd day of May, 1984.

D. Smith
Notary Public

Commission Expires:
4-19-87

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

WALTER E. SMITH ET UX

TO

ARTEMUS D. RUSSELL ET UX

IDENTIF. REFERENCE

I 2 4 5 0 4

MAY 25 10 33 AM '84

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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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

52000.00- CAMT.
135.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 141.70-.
9459A05/26/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 4 5 0 4

IDENTIF. REFERENCE.

MAY 25 10 33 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0038898