FORM NO. WD-1

BOOK 6463 PAGE 859

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 20th DAY OF December, 19 84

Notary Public

MY COMMISSION EXPIRES: 12-1-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GARY B. FISHER, ATTORNEY AT LAW, 494 BELL ROAD, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H.R.S. Properties (NAME)	Owner (NAME)	82-8
945 Maxwell St. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	334
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	19W18965

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, Leslie E. Russell et ux Debroah Cheryl Russell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO H.R.S. Properties, a partnership composed of Glen Roseberry, Steve Happ and Scott Simms

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. 12 in Block "G" in the Eastwood Addition to the City of Nashville, a Plan of which is of record in Book 332, Page 63, Register's Office for said county, to which reference is made for a more complete description.

Said Lot No. 12 fronts 50 feet on the North side of Maxwell Avenue and runs back northerly between parallel lines 210 feet on its western margin and 211 feet on its eastern margin, more or less to an alley.

Being the same property vested in Eunice Smith Russell by deed of record in Book 5905, Page 886, and now vested in Leslie E. Russell by Will Book 149, Page _____ docket # 75669 Probate Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

12/10- CHECK

This is improved / unimproved property, known as 945 Maxwell St. Nashville, TN 37206
(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 hands this 20th day of December, 19 84

Leslie E. Russell Debroah Cheryl Russell

Leslie E Russell Debroah Cheryl Russell

3996

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, *the undersigned*, a Notary Public in and for said County and State, the within named *Leslie E. Russell et ux* Debroah Cheryl Russell

the bargainor*s*, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that *they* executed the within instrument for the purposes therein contained.

Witness my hand and official seal at *Nashville*, Tennessee, this *20th* day of *December*, 19*84*.

Notary Public

Commission Expires *11-1-87*

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Leslie E. Russell et ux

Debroah Cheryl Russell

TO
H.M.S. Properties

GARY B. FISHER
ATTORNEY AT LAW
SUITE 12 VILLAGE SQUARE CENTER
494 BELL ROAD
NASHVILLE, TENNESSEE 37217

RECEIVED
DEC 31 2 53 PM '84
FILED & RECORDED
DAVIDSON COUNTY, TN

IDENTIF. REFERENCE

1.7.3 7.7.3

[redacted] [redacted]

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
			21000.00- CAMT.	
			54.60 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	61.10-
9896A	12/31/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 13773
Y
Adult by M
12.31.2:53 PM
Deed & Wilson
Mortgage
Release
Lien

No. 97617