33 - 152 DP

Mail

ADDRESS NEW OWNER AND
SEND TAX BILLS
Stephen R. Wauford
P.O. Box 581
Goodlettsville, TN 37072

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
Hendersonville, Tennessee
365 W. Main St. 37075

BOOK 6491 PAGE 927

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, RICHARD W. RUSSELL AND BRENDA BROWN RUSSELL, hereinafter called the GRANTOR, has this day bargained and sold and by these presents does transfer and convey unto STEPHEN R. WAUFORD AND WIFE, PHYLLIS WAUFORD, as tenants by the entirety, hereinafter called the GRANTEE, their heirs, successors and assigns forever, the following described property, to wit:

Land in the 11th Civil District of Davidson County, Tennessee, being Tract No. 6 on the Survey of Irene Day Lands, described according to survey made by Ralph Lambert and Son, Surveyors, dated September 6, 1972, and revised April 21, 1975, as follows:

Said Tract 6 fronts 214.2 feet on the easterly margin of Campbell Road and extends back 603.3 feet on the northerly line, and 598.0 feet on the southerly line, to a line on the rear on which it measures 215.0 feet.

Being the same property conveyed to Richard W. Russell and Brenda Brown Russell by deed from Irene Day Higgason, unmarried, of record in Book 5069, Page 487, Register's Office for Davidson County, Tennessee.

Subject to all restrictions and easements of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the GRANTEE, their heirs, successors and assigns, forever.

AND THE GRANTOR covenants with the GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

This is improved property at 460 Campbell Road, Goodlettsville, Tn.

CARL H. OLDHAM
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TENNESSEE
37075
615-824-0969

THE GRANTOR further covenants and binds themselves, their heirs, successors and assigns to warrant and defend the title to the said land to the GRANTEE their heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR has hereunto set their hands on this the 11 day of February, 1985.

Richard W. Russell
RICHARD W. RUSSELL

Brenda Brown Russell
BRENDA BROWN RUSSELL

STATE OF TENNESSEE
COUNTY OF SUMNER

On this the 11 day of February, 1985, before me personally appeared RICHARD W. RUSSELL AND BRENDA BROWN RUSSELL, 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 and official seal at Hendersonville, Tennessee, this the 11 day of February, 1985.

Paulette L. Oldham
NOTARY PUBLIC

My Commission Expires:
1-21-87

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $ 106,000 00.

Stephen R. Wampler
AFFIANT

Subscribed and sworn to before me, this the 11 day of February, 1985.

Paulette L. Oldham
NOTARY PUBLIC

My Commission Expires:
1-21-87

CARL H. OLDHAM
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TENNESSEE
37075
615-824-0999

FEB 13 2 14 PM '85
IDENTIFICATION REFERENCE
10 2 0 8 1

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

RECEIVED OF _____

FOR _____

BOOK 6491 PAGE 929

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
			186000.00- CAMT.	
			276.60 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	282.10-
0926A02/13/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

108281

IDENTIF. REFERENCE

FEB 13 2 14 PM '85

REGISTER
DAVIDSON COUNTY, TN

No. 108327