BOOK 6503 PAGE 238

I 86689

IDENTIF. REFERENCE

Address New Owner: Send Tax Bills to: Map/Parcel

James K. Roussel Same Map 148-14
P. O. Box 171134 Par 277,278
Nashville, TN 37217-1134 279,284,285

MAR 4 1 28 PM '85
REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, LINDA C. WORDEN, TRUSTEE with full power to sell, transfer, convey, mortgage and encumber, without the joinder of any beneficiaries, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said JAMES K. ROUSSEL,, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

RUSH

Land in Davidson County, Tennessee, being Lots Nos. 15, 16, 17, 22 and 23 on the Plan of Colewood Acres, Section V, of record in Book 5200, Page 303, Register's Office for Davidson County, Tennessee, to which reference is hereby made for metes and bounds description of said lots.

Being part of the same property conveyed to Linda C. Worden, Trustee, with full power to sell, transfer, convey, mortgage and encumber, without the joinder of any beneficiaries, by deed from the Shufeld Company, a Tennessee corporation of record in Book 6483, Page 956, Register's Office for Davidson County, Tennessee, and re-recorded in Book 6499, Page 355, said Register's Office.

This property is conveyed subject to Restrictive covenants of record in Book 5710, Page 137, as amended by instrument of record in Book 5725, Page 540, Register's Office for Davidson County, Tennessee; and owner's certificate, certain setback lines and easements as shown on plan of record in Book 5200, Page 303, said Register's Office, to which plan reference is made for the location and dimensions.

This instrument is conveyed subject to all applicable local government planning, building and zoning regulations.

This is un-improved property.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said JAMES K. ROUSSEL, his heirs and assigns forever.

AND GRANTOR COVENANTS that she is lawfully seized and possessed of said real estate, in fee simple, that she has a good and valid right to convey it and that the same is unencumbered.

AND GRANTOR DOES further covenant and bind herself, her successors and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

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.

CHECK 19.50

WITNESS my hand on this the 22nd day of February, 1985.

Linda C. Worden Trustee
LINDA C. WORDEN, TRUSTEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

AFFIANT

Subscribed and sworn to before me on this the 28th day of February, 1985.

Carolyn Sizemore
NOTARY PUBLIC

My commission expires: 9-11-88.

CAROLYN SIZEMORE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LINDA C. WORDEN, TRUSTEE with full power to sell, transfer, convey, mortgage and encumber, without the joinder of any beneficiaries, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she, as Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 22nd day of February, 1985.

Carolyn Sizemore
NOTARY PUBLIC

My commission expires: September 11, 1988.

CAROLYN SIZEMORE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:
Tom G. Coleman, Jr., Attorney
COLEMAN REAL ESTATE CLOSING SERVICE, INC.
9000 E. Church Street
Brentwood, TN 37027

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

RECEIVED OF _____

FOR _____

BOOK 6503 PAGE 240

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
			70000.00- CAMT.	
			182.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	188.50-
			5554A03/04/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 6 6 8 9

IDENTIF. REFERENCE

MAR 4 1 20 PM '85

DAVIDSON COUNTY, TN REGISTER

No. 112829