THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
H. Tom Kittrell, Jr. 704 Burleigh Court Nashville, TN. 37221	Commerce Union Bank 1 Commerce Pl., Real Estate Div. Nashville, Tennessee 37239	142-16-A 13 9D-78502

WARRANTY DEED

BOOK 6528 PAGE 346

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, W. P. Russell, Jr. and wife, Lynne M. Russell hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto H. Tom Kittrell, Jr. and wife, Deborah W. Kittrell hereinafter called the Grantee, Grantee's 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. 13 on the plan of Devon Park, Phase One, of record in Book 5200, pages 670, 671, and 672, Register's Office for said County.

SAID Lot No. 13 fronts 82.04 feet on the easterly margin of Burleigh Court (private) and extends back 152.279 feet on the northerly line and 138.02 feet on the southerly line to a broken line in the rear, measuring 101.73 feet thereon.

BEING the same property conveyed to W. P. Russell, Jr. and wife, Lynne M. Russell by deed from STM Devon Park Partnership, of record in Book 6192, page 363, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 6176, page 7, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as 704 Burleigh Court, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 4th day of April, 19 85.

Lynne M. Russell

W. P. Russell, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 4th day of April, 19 85, before me personally appeared W. P. Russell, Jr. and wife, Lynne M. Russell, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE STATE OF TN

My Commission Expires: Nov 1, 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

BOOK 6528 PAGE 347

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 159,500.00.

W. M. Kittrell Jr.
Affiant

Subscribed and sworn to before me, this the 4th day of April, 1985.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

CHRISTY WILKINS IVEY NOTARY PUBLIC STATE OF TENNESSEE LAW

WARRANTY DEED

from:
W. P. Russell, Jr. and wife, Lynne M. Russell

to:
H. Tom Kittrell, Jr. and wife, Deborah W. Kittrell

FELIX E. DELAP, REGISTER
DAVIDSON COUNTY, TN
APR 8 10 21 AM '85

IDENTIF. REFERENCE

19837

Return to:
PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-23268

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

RECEIVED OF _____

FOR _____

BOOK 6528 PAGE 348

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

159500.00- CAMT
414.70 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 421.20-
6833A04/08/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 4 8 3 7

IDENTIF. REFERENCE

APR 8 10 21 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 122831