This Instrument Prepared By:
ROBINSON & GWIN, ATTORNEYS
225 Lebanon Road - Box 425
Mt. Juliet, Tenn. 37122

BOOK 6547 PG 693

ADDRESS NEW OWNER:	SEND TAX BILLS:	MAP-PARCEL:
Georgia B. Russell 114 Park Circle Old Hickory, Tennessee 37138	-SAME-	Map 53-11 Parcel Nos. 22 and 23 LW-07715 & LW-07725

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **MARY LOU GRAVES and PHILLIP L. ROESER, all the heirs at law of Louis Roeser and wife, Marie D. Roeser,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey all of our right, title and interest as said heirs at law of Louis Roeser and wife, Marie D. Roeser unto **GEORGIA B. RUSSELL, a single person,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land situated in the 4th Civil District of Davidson County, Tennessee, and being Lot No. 10 and the north one-half of Lot No. 11, Block "A", on the map entitled subdivision Map 3, of The Life & Casualty Insurance Company Property at Old Hickory, Davidson County, Tennessee, recorded in Book 974, page 11, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 69.3 feet on the west side of Park Circle, and runs back between lines 180 feet to the property of DuPont Rayon Company and fronting thereon 140.2 feet.

Said one-half of Lot 11 fronts 30 feet on the west side of Park Circle and runs back between parallel lines 180 feet to a dead line, being 30 feet thereon.

Lot No. 10 is the same property that was conveyed to Louis Roeser by deed from Neely Brown as of record in Book 1157, page 64, and the north one-half of Lot No. 11 is the same property that was conveyed to Louis Roeser and wife, Marie D. Roeser, by virtue of a deed from Cumberland Development Company, as of record in Book 1088, page 134, both in the Register's Office for Davidson County, Tennessee. Louis Roeser died August 29, 1983. Marie D. Roeser, his spouse, died August 22, 1976. The above named Grantors are all the heirs at law of Louis Roeser and wife, Marie D. Roeser.

This is improved property known as 114 Park Circle, Old Hickory, TN 37138.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

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 2ND day of May, 1985.

Mary Lou Graves
MARY LOU GRAVES

Phillip L. Roeser
PHILLIP L. ROESER

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary Lou Graves and Phillip L. Roeser,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 2ND day of May, 1985.

Dean Robinson
NOTARY PUBLIC

My Commission Expires: 10/12/86

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Georgia B Russell
AFFIANT

Subscribed and sworn to before me this 2ND day of May, 1985.

Dean Robinson
NOTARY PUBLIC

My Commission Expires: 10/12/86

TAX ID REFERENCE
WILSON COUNTY, TENN.
MAY 3 8 37 AM '85

J01 3.92

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

60000.CO- CAMT.
156.00 CSTAX
.50 PRFEE
6.00 WDETD
CHECK 162.50-
3910A05/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J O I 3 9 2

IDENTIF. REFERENCE

MAY 3 8 37 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 130692