This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
225 Lebanon Road
P. O. Box 425
Mt. Juliet, TN 37122

BOOK 6933 PAGE 773

ADDRESS NEW OWNER:	**SEND TAX BILLS:**	**MAP-PARCEL:**
DAVID L. RUSSELL et ux	First Tenn. Nat'l Bank Assoc.	Map 095-14
2129 Jade Drive	P. O. Box 474	Par. 086.00
Nashville, TN 37210	Memphis, TN 38101	03DZ-35675

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, I, **BEVERLY E. WRIGHT**, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **DAVID L. RUSSELL and wife, DIANE L. RUSSELL**, 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. 39 on the Plan of Elm Hill Acres, Section I, as of record in Book 2331, page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 39 fronts 70 feet on the southerly side of Jade Drive and runs back 225 feet between parallel side lines to a line at the rear measuring 70 feet thereon.

Being the same property conveyed to Beverly E. Wright by deed dated December 31, 1980, from Ricky A. Smallwood and wife, Brenda N. Smallwood, as of record in Book 5696, page 709, Register's Office for Davidson County, Tennessee, and by Correction Deed of record in Book 6634, page 516, said Register's Office.

This is improved property known as 2129 Jade Drive, Nashville, TN 37210.

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

Grantees herein assume and promise to pay the first mortgage indebtedness as evidenced by an instrument of record in Book 5369, page 207, said Register's Office. The escrow account as it relates to this property is transferred to Grantees.

'87 133.50 CHECK

47

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 21 day of August, 1985.

Beverly E. Wright
BEVERLY E. WRIGHT

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Beverly E. Wright, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 21st day of August, 1985.

307.1 IDENTIFICATION REFERENCE
AUG 22 2 12 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

John T. Owen
NOTARY PUBLIC

My Commission Expires: 4-2-89

JOHN T. OWEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $50,000.00.

David L. Russell
AFFIANT

Subscribed and sworn to before me this 21st day of August, 1985.

John T. Owen
NOTARY PUBLIC
My Commission Expires: 4-2-89

JOHN T. OWEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT

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

BOOK 6636 PAGE 775

RECEIVED OF _____

FOR _____

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

50000.00- CAMT.
130.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 136.50-
0047A08/22/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30714

IDENTIFICATION REFERENCE

AUG 22 2 12 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 165947