Prepared by: Milton W. Smith, Jr.
4301 Hillsboro Rd.
Nashville, TN 37215

Mail

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO.	MAP PARCEL NUMBERS
Philip R. Russ and wife, (NAME)	Mellisa M. Russ (NAME)	Map 131-7
1710 Castleman Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 152
Nashville, TN 37215 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------
----------($10.00)---------- *Dollars,*

Cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Estes-Taylor Company, a Tennessee Corporation, hereinafter called Grantor, *have this day bargained and sold, and do hereby transfer and convey unto the said* Philip R. Russ and wife Melissa M. Russ, hereinafter called Grantees, their

(~~successors~~), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A certain condominium apartment in said county, being Unit No. 5-A on the Plan of Square Acres of record in Book 5800, page 122, Register's Office for said county, as amended in Exhibit "C" to the Master Deed in Book 6494, page 41, said Register's Office, to all of which reference is here made for a more complete description of said unit.

Being part of the property conveyed to Grantor by deed from Square Acres Corp., a Tennessee corporation, of record in Book 6205, page 923, said Register's Office.

Unit No. 5-A is conveyed subject to the restrictions, easements, liens, assessments and obligations set forth in the Master Deed and by-laws of record in Book 6494, page 41, said Register's office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 196,500.00

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

Affiant

My commission expires: January 19, 1988 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1710 Castleman Drive (House Number) (Street) Nashville, TN 37215 P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their ~~successors~~ *heirs and assigns forever.* it *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

it *further covenant and bind* itself, it successors ~~and assigns~~ *and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their ~~successors~~ *heirs and assigns, against the lawful claims of all persons.*

Witness its *hand this* 4th *day of* October, 1985, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Estes-Taylor Company
BY: J. Frank Estes
J. Frank Estes, President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* .....

.....

.....

the within named bargainor....., *with whom I am personally acquainted, and who acknowledged that*..... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at..... *Tennessee, this*.....*day of*....., *19*.....

..... *Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ...the undersigned....., *a Notary Public of the State and County aforesaid, personally appeared*.....J. Frank Estes....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ....him....*self to be*....President..... (or proved to me on the basis of satisfactory evidence) .....*of the*.....Estes-Taylor Co. *the within named bargainor, a corporation, and that* He *as such*....President....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ....him....*self as*....President.....

Witness my hand and seal, at office in....Nashville, TN..... *this*....4th.....*day of*....October....., *19*..85.....

..... *Notary Public*

Commission expires....January 19, 1988.....

LORI C. WARNER NOTARY PUBLIC DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Estes-Taylor Co., Inc.

TO

Philip R. Russ

1710 Castleman Drive

Nashville, TN. 37215

4 3 1 5 8

IDENTIFICATION REFERENCE

Oct 9 9 12 AM '85

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

Compliments of

Colonial Title Company

Suite 221, Continental Plaza
4301 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

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

196500.00- CAMT.
510.90 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 517.40-
4984A10/09/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43158

IDENTIFICATION REFERENCE

Oct 9 9 12 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 180504