BOOK 6759 PAGE 664

This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
G 249716 FILE BOX #35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Clifford S. Russell		
(NAME)	(NAME)	
1222 Clifftee Drive	Same	MAP 159-2
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		PARCEL 19 & 20
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- $10.00 ---------- *Dollars,*

Cash in hand paid by Clifford S. Russell and wife, Susan R. Russell and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

James C. Broome, and wife, Sherry C. Broome

have this day bargained and sold, and do hereby transfer and convey unto the said Clifford S. Russell, and wife, Susan R. Russell

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

TRACT ONE
Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Taggartwood Subdivision, of record in Book 4175, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

TRACT TWO
Land in Davidson County, Tennessee, being reserved Parcel A on the Plan of Taggartwood Estates, of record in Book 4175, page 60, Register's Office for Davidson County, Tennessee, which plan reference is here made for a more complete description.

Being the same property conveyed to James C. Broome and wife, Sherry C. Broome, by deed from John Cyril Stewart and wife, Frances Todd Stewart of record in Book 6757, page 187, Register's Office of Davidson County, Tennessee.

6.7.3.5.
IDENTIFICATION REFERENCE
JAN 10 8 21 AM '86
FELIX Z. WILLOUGHBY REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 245,000.00

Subscribed and sworn to before me this the 7th *day of* January *19* 86

My commission expires: 5-20-87 *(Affix Seal)*

Affiant Clifford S. Russell

Notary Public Judy A Dobbs

STATE OF TENNESSEE
DAVIDSON COUNTY
REAL ESTATE TRANSFER TAX

unimproved ( )
This is improved (X) property, known as 1222 Clifftee Drive, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

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

We further covenant and bind ourselves, our heirs 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.

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.

Witness our hands this 7th *day of* January *19*____, 86

corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James C. Broome

Sherry C. Broome

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* James C. Broome and wife, Sherry C. Broome

the within named bargainor S, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 7th *day of* January, *19* 86.

Judy A Dobbs
Notary Public

NOTARY PUBLIC AT LARGE TENN.

Commission expires 5-20-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public 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* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____
Notary Public

Commission expires _____

WARRANTY DEED

FROM

James C. Broome etux

TO

Clifford S. Russell etux

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

245000.00- CONT.
637.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 643.50-
4544A01/10/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.7.7.3.5

IDENTIFICATION REFERENCE

JAN 10 8 21 AM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 209328