WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
919 West Main Street
Hendersonville, TN 37075
822-0030

0547 IDENTIFICATION REFERENCE

MAY 30 9 39 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater for this transfer is $ 7700.00.

Curtis M. Lincoln
Affiant

SWORN to and subscribed before me on this the 29 day of May, 1986.

Mary V. Brooks
NOTARY PUBLIC

My Commission Expires: 1-12-88

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Mr. James Humphrey	James Humphrey	43-15-162
609 Dupont		
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, we, **ROBERT L. RUSSELL and wife, KATHRYN E. RUSSELL,** hereinafter called the **GRANTORS,** have bargained and sold and by these presents, do transfer and convey unto **JAMES HUMPHREY,** hereinafter called **GRANTEES,** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING Lots 22 and 23 in Block A on Map of Anderson Subdivision as of record in Book 974, Pages 36 and 37, Register's Office for Davidson County, Tennessee.

SAID Lots 22 and 23 of Block A front together a total of 50 feet on the South side of Old Hickory Boulevard and are part of the land conveyed by deed from W. Raymond Denny, Trustee, dated December 10, 1940 as of record in Book 1149, Page 578, said Register's Office; said lots running back between parallel lines to a dead line, said rear line being the South line of said subdivision, the East line of Lot No. 23 being 133.1 feet more or less, and the West line of Lot No. 22 being 132.1 feet, more or less.

BEING the same property conveyed to ROBERT L. RUSSELL and wife, KATHRYN E. RUSSELL by Deed from PAUL S. ROTHWELL and wife, NINA C. ROTHWELL of record in Book 6770, Page 676 and re-recorded in Book 6856, Page 291, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Old Hickory Boulevard, Madison, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 29 day of May, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Robert L Russell
ROBERT L. RUSSELL

Kathryn E Russell
KATHRYN E. RUSSELL

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, ROBERT L. RUSSELL and wife, KATHRYN E. RUSSELL, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 29 day of May, 1986.

Mary V. Brooks
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 6-13-89

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6871 PAGE 383

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

7700.00 CONT.
20.00 CSTAX
.50 PRFEE
6.00 MDEED.
CHECK 26.50
95-4405/30/86 PA .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0547 4

IDENTIFICATION REFERENCE

MAY 30 9 39 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 253256