Box 8 cg

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY, Attorneys**
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:

Robert E. Russell
118 Prospect Hill
Nashville, TN. 37205

SEND TAX BILLS TO:

same- no mortgagee

MAP-PARCEL NUMBERS:

MAP 116-8-F
Parcel 118
7DA-74887

WARRANTY DEED

BOOK 7056 PAGE 508

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sandra M. Jacques, now known as Sandra M. Kyne and husband Peter John Kyne hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Robert E. Russell and wife, Georgianna W. Russell hereinafter called the Grantee, Grantee's 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. 118 on the plan of Sugartree, Revised, of record in Book 5050, pages 67, 68, 69, 70 and 71, amended in Book 5169, page 426, Book 5191, page 412, Book 5222 page 468, and Book 5238, page 93, all in the Register's Office for said County.

SAID lot No. 118 fronts 70 feet on the northerly margin of an Access and Public Utility Easement and extends back between parallel lines a distance of 92.00 feet to a dead line in the rear.

BEING the same property conveyed to Sandra M. Jacques by deed from Mayora R. Ross and husband Alan T. Ross of record in Book 6301, page 183, Register's Office for Davidson County, Tennessee.

6863 4
IDENTIFICATION
Dec 2 11 59 AM '86

This is (an) improved property, known as 118 Prospect Hill, Nashville, TN. 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 14th day of November, 1986.

Peter John Kyne

Sandra M. Kyne

CHECKED

STATE OF TENNESSEE
COUNTY OF Davidson

On this 14th day of November, 19 86, before me personally appeared Peter John Kyne and wife, Sandra M. Kyne, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC

My Commission Expires: My Commission Expires Jan. 10, 1989

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7056 PAGE 509

Before me, the undersigned, 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 the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ___self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 270,000.00.

Corinne B. Garrett
Affiant

Subscribed and sworn to before me, this the 1st day of December, 1986.

My Commission Expires: Nov 1, 1987

Christy Wilkins Ivey
Notary Public

WARRANTY DEED

from:

Sandra M. Jacques now known as
Sandra M. Kyne, et vir Peter John Kyne

to:

Robert E. Russell, et ux

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 25948

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

RECEIVED OF _____

FOR _____

BOOK 7056 PAGE 510

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

2706 [illegible] D- CONT.
756.[illegible] COTAX
.50 [illegible]
6.00 [illegible]
CHECK 762.50-
20626[illegible]/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68634

IDENTIFICATION REFERENCE

Dec 2 11 59 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 17886