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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 58,984.72

Vicky Carder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February 19 87

Deanna S. Rigsby
Notary Public

MY COMMISSION EXPIRES: 7-17-88
(AFFIX SEAL)

MORTGAGEES: (1st) Kentucky Mortgage Co.

(2nd) Jim Woolems and Alex Bonner

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
E.M. Culver (NAME)	Kentucky Mortgage Company (NAME)	MAP 133-12
c/o Gold Key Realtors	P.O. Box 13013	PARCEL 178
(STREET ADDRESS OR ROUTE NUMBER) 2206 Franklin Rd. Nashville, TN 37204 (CITY) (STATE) (P. O. ZIP)	(STREET ADDRESS) Lexington, KY 40512 (CITY) (STATE) (ZIP)	FB# 5DU 8273

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Leslie Eugene Russell and wife, Deborah C. Russell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO E. M. Culver

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. 8 on the plan of Section Two Greenwood Hills, of record in Book 4955 at page 31, Register's Office for said County.

Said Lot No. 8 fronts 60 feet on the southwesterly margin of Dawn Drive and extends back 227.20 feet on the northwesterly line and 208.30 feet on the southeasterly line to a broken line in the rear, measuring 64.97 feet thereon.

Being the same property conveyed to Leslie Eugene Russell by deed from Jim Woolems and Alex Bonner d/b/a B & W Investments, a partnership, of record in Book 6753 at page 486, said Register's Office.

Deborah C. Russell joins in the execution of this conveyance for the purpose of conveying such marital interest as she may have in subject property.

Jim Woolems and Alex Bonner join in the execution of this conveyance for the purpose of waiving the due on sale clause contained in the Deed of Trust of record in Book 6753 at page 489, said Register's Office, only as to this conveyance.

As part of the consideration for this conveyance Grantee assumes and agrees to pay the indebtedness evidenced by the notes referenced in the deeds of trust of record in Book 5308 at page 183 and Book 6753 at page 489, both in said Register's Office, (Kentucky Mortgage # 50306 and Jim Woolems & Alex Bonner respectively) according to the conditions set forth therein and Grantors hereby assign to Grantee the escrow account in connection with the first mortgage.

CHECK
This is unimproved ( ) improved (X) property, known as 417 Dawn Drive, Nashville, Tennessee 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

02/20 17-70-

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 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 hand s this 6th day of February, 19 87

Leslie Eugene Russell Deborah C. Russell Jim Woolems Alex Bonner

2779

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Leslie Eugene Russell and wife, Deborah C. Russell and Jim Woolems and Alex Bonner

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of February 19 87.

Commission expires 7-17-88

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they) being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19 ____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Leslie Eugene Russell and wife,
Deborah C. Russell

TO
E. M. Culver

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

9 5 7 9 2

IDENTIFICATION REFERENCE

FEB 20 3 11 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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
			165.20	CSTAX
			.50	PRFE
			6.00	MDE D
				CHECK 171.70
			27794 02/20/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 5 7 9 2

IDENTIFI REFERENCE

FEB 20 3 11 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 48092