BOOK 7314 PAGE 839

FORM No. WD-1

Book 18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,900.00

Michael E. Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF July, 19 87.

Notary Public

MY COMMISSION EXPIRES: March 8, 1989

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
EAST END TITLE & ESCROW, INC. – 405 Two Mile Pike – Goodlettsville, Tennessee 37072

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO MORTGAGEE	MAP-PARCEL NUMBERS
MICHAEL E. RUSSELL	SINGLETON MORTGAGE CORPORATION	MAP 61-18
(NAME)	(NAME)	
1305 ARDEE AVENUE	6263 POPLAR, SUITE 100	PARCEL 235
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN 37216	MEMPHIS, TN 38119	15DZ 20665
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, ARLIN L. McRAE AND WIFE, NORMA JEAN McRAE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL E. RUSSELL and wife, LISA C. RUSSELL

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 the southerly part of Lot No. 56 of Block "C" on the plan of Sunnymeade, of record in Book 974, pages 56 & 57, Register's Office for said County.

Said part of Lot No. 56 fronts 50 feet on the northerly margin of Ardee Avenue and extends back 207.6 feet on the easterly line and 205 feet more or less on the westerly line to a dead line in the rear, measuring 50 feet thereon.

Being the same property conveyed to Arlin L. McRae by deed of record in Book 6162, page 828, Register's Office for Davidson County, Tennessee.

Norma Jean McRae joins in this conveyance for the purposes of conveying any and all right, title and interest in and to said property which she may have, marital or otherwise.

This is unimproved ( ) improved (XX) property, known as 1305 ARDEE AVENUE, NASHVILLE, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heir 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 covey 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 30th day of July, 19 87

ARLIN L. McRAE — Arlin L McRae

NORMA JEAN McRAE — Norma Jean McRae

BOOK 7314 PAGE 840

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ARLIN L. McRAE AND WIFE, NORMA JEAN McRAE

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 GOODLETTSVILLE, Tennessee, this 30 day of July, 19 87.

Commission expires March 8, 1989

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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

TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

5216 2

IDENTIFICATION REFERENCE

AUG 3 3 19 PM '87

FELIX A. WISNATT, REGISTER
DAVIDSON COUNTY, TN

7314

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7314 PAGE 841

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

47900.00- CONV.
134.12 CO TAX
.50 REC FEE
6.00 MISC
CHECK 140.62-
7343A08/03/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52162

IDENTIFICATION REFERENCE

Aug 3 3 19 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 01356