[ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
[William F. Russell et ux.	BarclaysAmerican/	Map and Parcel
[939 Shauna Drive	Mortgage Corporation	108-02-14
[Nashville, TN 37214	ATTN: Tax Department	
[	P.O. Box 31728	
[	Charlotte, NC 28231	

[This instrument prepared by: Cindy S. Smith, Attorney at Law,
[2525 Lebanon Road, Nashville, Tennessee 37214

88 11 08/27/89 01:04 PM 01 BOOK 212.75

Mail

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Ryan P. Horton and wife, Vanesa A. Horton,** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **William F. Russell and wife, Lara K. Russell,** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows to wit:

> Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Malvin Heights, as of record in Book 2330, Page 83, Register's Office for Davidson County, Tennessee, and described as follows:
>
> Beginning at a point in the northerly margin of Elm Hill Pike, at the easterly corner of Lots 41 and 42; thence with the line between said lots, northeasterly 137 feet to a corner of Lot 40; thence with the line between Lots 40 and 41, westerly 126.7 feet to the easterly margin of Shauna Drive; thence with the margin of the same, southerly 94 feet to the beginning of a curve; thence around said curve, southeasterly 31.44 feet to the northerly margin of Elm Hill Pike; thence with the margin of same, easterly 100 feet to the point of beginning.
>
> Being the same property conveyed to Ryan P. Horton and wife, Vanesa A. Horton, by deed from Theresa Lynn Baker and husband, Ricky P. Baker, of record in Book 6132, Page 739, Register's Office for Davidson County, Tennessee.
>
> This is improved property commonly known as 939 Shauna Drive, Nashville, TN 37214.
>
> CONVEYANCE OF SUCH PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (1) The Plan of Record in Book 2330, Page 83, said Register's Office and all matters therein; (2) Property Tax lien for the current year, such taxes having been prorated and the payment of taxes having been assumed by the Grantees; (3) Restrictive Covenants for Malvin Heights Subdivision of record in Book 2538, Page 156, said Register's Office; (4) Any and all zoning regulations, building restrictions, setback lines, easements of record and rights-of-way for public utilities of record.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $62,500.00.

William F. Russell
Affiant

[Subscribed and sworn to before me this 24th day of June, 1989.

Notary Public
My Commission Expires 4/12/90

LARGE
NOTARY PUBLIC
TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 26th day of June, 1989.

Ryan P. Horton

Ryan P. Horton

Vanesa A. Horton

Vanesa A. Horton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Cindy S. Smith, Notary Public in and for said County and State, the within named Ryan P. Horton and wife, Vanesa A. Horton, with whom I am personally acquainted, or who 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 26th day of June, 1989.

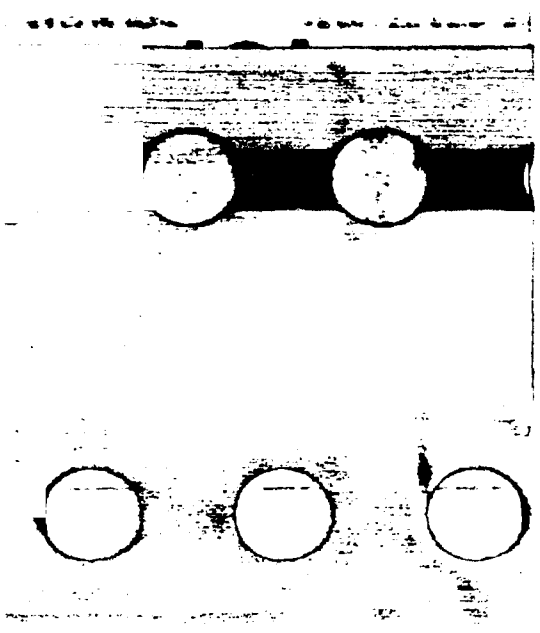
Cindy S. Smith

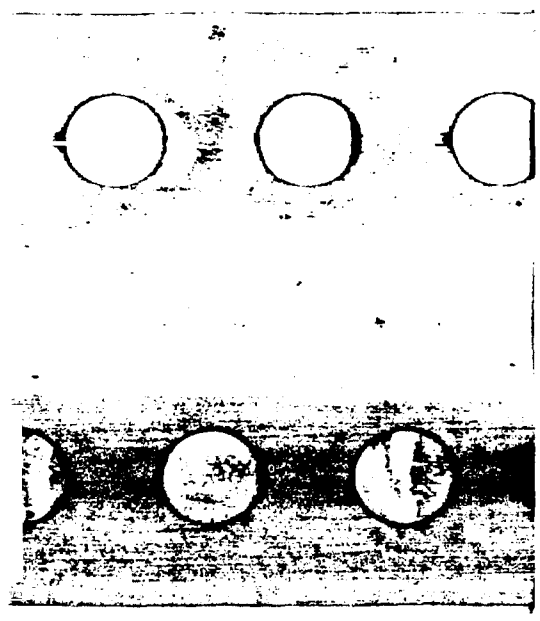
Notary Public
My Commission Expires: 11/12/90

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

44264

FILED FOR REFERENCE
JUN 27 8 19 AM '89





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7874 PAGE 3

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
				CAMT 62500.00
				CON TX 206.25
				PRFEE 0.50
				WDEED 6.00
				TOTAL 212.75
				CHECK 212.75

06/27/89 01 08:22 0001 8811

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44264.

IDENTIFICATION REFERENCE

JUN 27 8 19 AM '89

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 223099