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Title I

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,500.00

C.E. Conard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF October, 19 89

Lori Stephens
Notary Public

MY COMMISSION EXPIRES: October 9, 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd., Suite 105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
C.E. Conard (NAME)	owner (NAME)	134-01-0
3503 McGavock Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	024.00
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	02DA 45970

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, Robert L. Russell, Jr. and wife, Joyce D. Russell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C.E. Conard and wife, Edna J. Conard

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:

A small tract of land in the Second Civil District of Davidson County, Tennessee, lying north of Lot No. 39 on the Plan of Section I, Curreywood Acres, and described according to a copy of survey thereof, made September 21, 1955, by Hal R. Swann, Jr., Surveyor, as follows:

Beginning at a point in the east margin of McGavock Pike, as widened and located in an instrument of record in Book 2547, Page 461, said point being a cross on a rock in the northwest corner of the Lot No. 39 of Section I, Curreywood Acres above referred to; thence along the north line of said Lot No. 39, south 87 degrees 30' east 220.2 ft. to a point; thence North 2 degrees 45' east 193 ft. more or less to a point; thence north 86 degrees 45 west 128.3 ft. to a point; a corner of the Jenkins property; thence with the Jenkins south line, north 81 degrees 30' west 100.07 ft. to a point in the east margin of McGavock Pike, said point being 221.1 ft. south of the center line of Currey Road; thence with the margin of McGavock Pike, south 0 degrees 41' west 205 ft. more or less to the point of beginning.

Being the same property conveyed to Robert L. Russell Jr. and wife, Joyce D. Russell by deed from Landis Eugene Moore and wife, Barbara June Moore, of record in Book 4998, Page 24, Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing restrictions and easements of record.
This conveyance is subject to a certain Deed of Trust securing the payment of a promissory note to Fidelity Federal Savings & Loan of record in Book 4998, Page 26, said Register's Office with a present unpaid balance of approximately $23,586.03, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to Grantee.

unimproved ( )
This is improved (XX) property, known as 3503 McGavock Pike, Nashville, TN 37217
(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 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 2nd day of October, 19 89

Robert L. Russell, Jr.

Joyce D. Russell

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert L. Russell, Jr. and wife, Joyce D. Russell

the bargainor s, with whom I am personally acquainted, (or 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 Antioch, Tennessee, this 2nd day of October, 19 89.

Notary Public

Commission Expires October 9, 1991

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Robert L. Russell, Jr. and wife, Joyce D. Russell

TO
C.E. Conard and wife, Edna J. Conard

Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

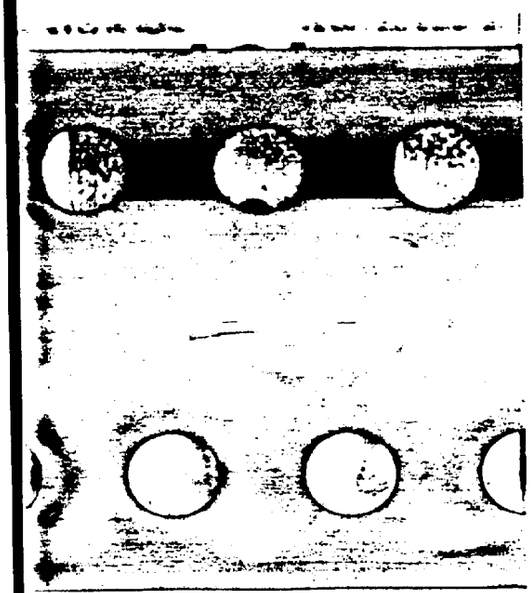
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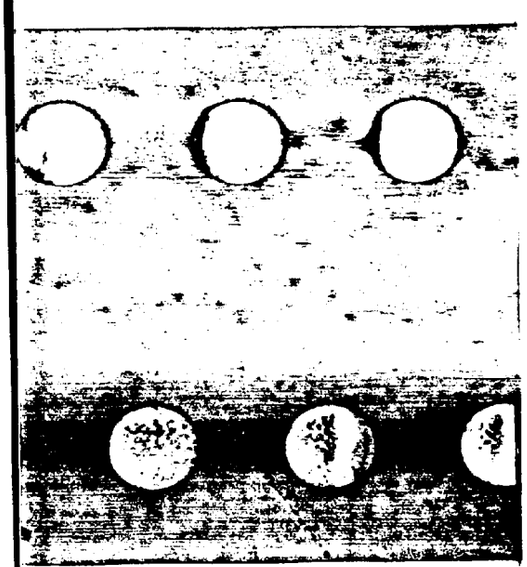
IDENTIFICATION REFERENCE

Oct 4 10 40 AM '89

DAVIDSON COUNTY, TN

2814 10/04 0101 03CHECK 31.00





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 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 94500.00
CON TX 311.85
PRFEE 1.00
WDEED 6.00
TOTAL 318.85
CHECK 318.85

10/04/89 01 10:42 0001 2814

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7154 8.

IDENTIFICATION REFERENCE

OCT 4 10 40 AM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 255026