BOOK 8254 PAGE 434

DEC 10 12 28 PM '90

FELIX [illegible] REGISTER DAVIDSON COUNTY TN.

IDENTIF. TREFERENCE

78487

PREPARED BY: Law Offices, McKinney & Davis
1303 Gallatin Road, North
Post Office Box 649
Madison, Tennessee 37115

WARRANTY DEED

NAME/ADDRESS NEW OWNER:

Clarence W. Russell and
Wife, Sarah A. Russell
500 Campbell Road
Goodlettsville, TN 37072

SEND TAX BILLS:

Same as above

MAP & PARCEL:

Shown along with
Tract Descriptions

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 45,000.00 .

C. W. Russell
AFFIANT

Subscribed and sworn to before me this 7th day of Dec., 1990.

Bobby Dean Davis
NOTARY PUBLIC

My Commission Expires: 11-23-93

WARRANTY DEED

FOR AND IN CONSIDERATION of One Dollar to me paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **James R. McKinney and Melissie Earline Conrad Bush, Trustee**, have this day bargained and sold, and do hereby transfer and convey unto the said **Clarence W. Russell and Wife, Sarah A. Russell**, the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows, to wit:

TRACT I

7973 12/10 0101 03CHECK 158.50

Map 34-13
Parcel 254

Being a parcel of land described according to a survey made by Ernest Medlin, surveyor, dated 8-18-81 and further described as follows:

Beginning at the intersection of the westerly margin of Gallatin Road and the northerly margin of Dry Creek Road, thence with same westerly 106 feet; thence northerly with the common line between it and the adjoining lot, 40 feet; thence easterly and parallel with the northerly margin of Dry Creek Road 106 feet to a point in the westerly margin of Gallatin Road; thence southerly 40 feet to the point of beginning.

Being the same property conveyed to **James T. Conrad**, a 1/2 interest, and to **James R. McKinney**, a 1/2 interest, by deed from The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5254, Page 241, Register's Office for Davidson County, Tennessee. The said **James T. Conrad** having since deceased leaving his interest to said property in Trust as designated under the Will of James T. Conrad with **Melissie Earline Conrad Bush**, as Trustee with full power to transfer and convey without the joinder of any beneficiary; said will being of record in Will Book 140, Page 453, Probate Clerk's Office for Davidson County, Tennessee, by Quitclaim Deed to **Melissie Earline Conrad Bush**, as Trustee of Trust A, B & C, with full power to transfer and convey without the joinder of

LAW OFFICES
McKINNEY & DAVIS
1303 GALLATIN ROAD, NO
MADISON, TENNESSEE
37115
(615) 865-5442

any beneficiary, of record in Book 6564, Page 776, Register's Office for Davidson County.

TRACT II

Map 34-13
Parcel 256

Being a parcel of land shown described according to a survey made by Ernest Medlin, surveyor, dated 8-18-81 and described as follows:

Beginning at a point which is approximately 139.26 feet from the center line of Gallatin Road and on the northerly margin of Dry Creek Road; thence northerly and parallel with Tract I hereinabove-described, a distance of approximately 142 feet to a point; thence westerly approximately 40 feet to a point; thence, southerly a distance of approximately 142 feet to a point; thence easterly and parallel to the northerly margin of Dry Creek Road, a distance of approximately 40 feet to the point of the beginning.

Being the same property conveyed to **James T. Conrad**, a 1/2 interest, and **James R. McKinney**, a 1/2 interest, by Final Decree of Sale of the Chancery Court of Davidson County, Tennessee, Case Number A-3479, and recorded in Book 5118, Page 92, Register's Office for Davidson County, Tennessee. Said **James T. Conrad** having since deceased leaving his interest to said property in Trust as designated under the Will of James T. Conrad with **Melissie Earline Conrad Bush**, as Trustee with full power to transfer and convey without the joinder of any beneficiary; said will being of record in Will Book 140, Page 453, Probate Clerk's Office for Davidson County, Tennessee, by Quitclaim Deed to **Melissie Earline Conrad Bush**, as Trustee of Trust A, B & C, with full power to transfer and convey without the joinder of any beneficiary, of record in Book 6564, Page 776, Register's Office for Davidson County.

TRACT III

Map 34-13
Parcel 257

Being a parcel of land ajoining the Tract II hereinabove-described and further described by survey of Ernest Medlin, surveyor, dated 8-18-81 and described as follows:

Beginning at a point on the northerly margin of Dry Creek Road, a distance of approximately 180.51 feet from the center line of Gallatin Road; thence North 15 deg. E and parallel to Tract II hereinabove-described, a distance of approximately 149.5 feet to a point; thence Westerly a distance of approximately 41.25 feet to a point; thence South 15 deg. West, a distance of approximately 149.5 feet to a point in the northerly margin of Dry Creek Road; thence Easterly along Dry Creek Road a distance of 41.25 feet to the point of the Beginning.

Being the same property conveyed to **James T. Conrad**, a 1/2 interest, and **James R. McKinney**, a 1/2 interest, by Final Decree of Sale of the Chancery Court of Davidson County, Tennessee, Case Number A-3479, and recorded in Book 5118, Page 82, Register's Office for Davidson County, Tennessee. Said **James T. Conrad** having since deceased leaving his interest to said property in Trust as designated under the Will of James T. Conrad with **Melissie Earline Conrad Bush**, as Trustee with full power to transfer and convey without the joinder of any beneficiary; said will being of record in Will Book 140, Page 453, Probate Clerk's Office for Davidson County, Tennessee, by Quitclaim Deed to **Melissie Earline Conrad Bush**, as Trustee of Trust A, B & C, with full power to transfer and convey without the joinder of

LAW OFFICES
McKINNEY & DAVIS
1303 GALLATIN ROAD, NO
MADISON, TENNESSEE
37115
(615) 865-5442

any beneficiary, of record in Book 6564, Page 776, Register's Office for Davidson County.

Tracts I, II, and III are subject to a right-of-way for Dry Creek Road which appears to be 12.5 feet on to Tracts II and III.

The property conveyed herein is subject to all restrictions and easements of record.

James R. McKinney and James McKinney are one and the same person and James Conrad, James T. Conrad and James Thomas Conrad are one and the the same person.

This is (X)improved ( )unimproved property known as

1431 Gallatin Road North Madison, Tennessee 37115.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of the said land in fee simple and have good title and right to convey it, and that the same is unencumbered unless otherwise herein set out.

We do further covenant and bond ourselves, our heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

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

Witness my hand(s) this 6th day of December, 1990, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Melissie Earline Conrad Bush

James R. McKinney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the Undersigned, a Notary Public in and for said County and State, **James R. McKinney and Melissie Earline Conrad Bush, Trustee**, the within named bargainors, 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 Madison, Tennessee, this 6th day of Dec., 1990.

Nancy W. Hunter

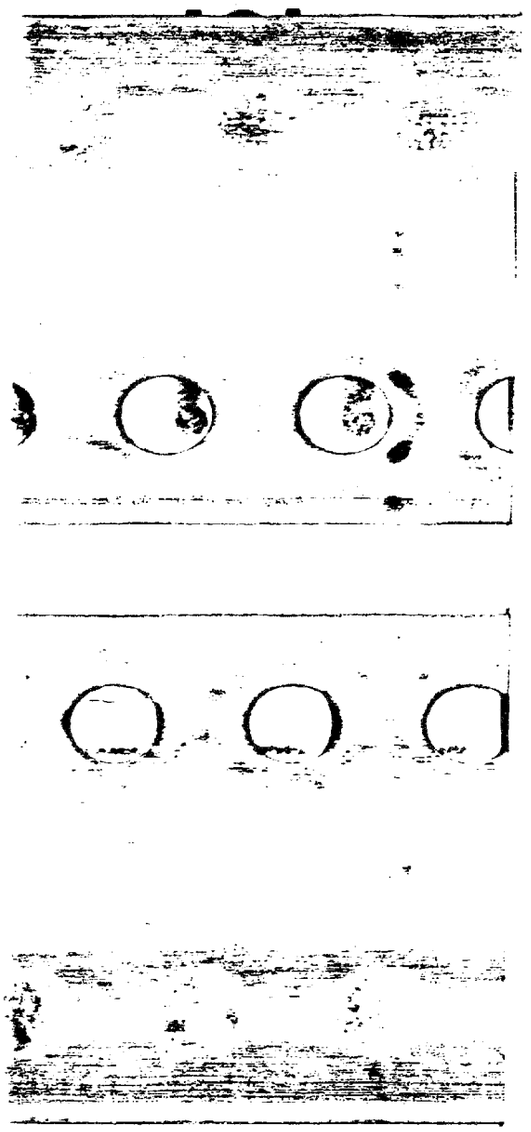
NOTARY PUBLIC

NANCY W. HUNTER NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE AT LARGE

My Commission Expires: 3-3-92

LAW OFFICES
McKINNEY & DAVIS
1303 GALLATIN ROAD, NO
MADISON, TENNESSEE
37115
(615) 865-5442

/N
BDD\MCKINNEY\RUSSELL.WD



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8254 PAGE 437

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 45000.00
CON TX 148.50
PRFEE 1.00
WDEED 9.00
TOTAL 158.50
CHECK 158.50

12/10/90 01 12:28 0001 7973

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78487.

IDENTIF. TREFERENCE

DEC 10 12 28 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 380426