BOOK 8569 PAGE 888

ADDRESS NEW OWNERS and
SEND TAX BILLS:
ANNA RUTH HOLZKNECHT
210 N. Garner Street
Springfield, TN 37172

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
Hendersonville, Tennessee

MAP PARCEL NUMBER
15-190
14D15360

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, JOEL DON RUSSELL and wife, TERRI RUSSELL, hereinafter called the GRANTORS, have this day bargained and sold and by these presents do transfer and convey unto, ANNA RUTH HOLZKNECHT, hereinafter called the GRANTEE, her heirs, successors and assigns forever, the following described property, to wit:

LAND in the 2nd Civil District of Davidson County, Tennessee, described according to a survey by Merville & Keel, Inc., dated October 10, 1980, as follows:

BEGINNING at an iron pin in the easterly margin of Whites Creek Pike, said point being North 10 degrees West 20.54 feet from the northwest corner of the property conveyed to Lawrence E. Williams and wife, Bonnie Sue Williams, by deed from Lenora Baxter and husband, Leonard Baxter, of record in Book 3218, Page 336, of the Register's Office for Davidson County; thence, with the easterly margin of Whites Creek Pike, North 10 degrees 00 minutes West 51.30 feet to an iron pin; thence, leaving said roadway, South 87 degrees 00 minutes East 489.86 feet to an iron pin; thence, North 3 degrees 2 minutes 19 seconds East 480.00 feet to an iron pin; thence, South 87 degrees 00 minutes East 25.0 feet to an iron pin; thence, North 3 degrees 2 minutes 19 seconds East 305.97 feet to an iron pin in the southerly boundary of the property conveyed to Gary N. Benmark and wife, Leslie A. Benmark, by deed from Virginia L. Young, of record in Book 5233, Page 656, of the Register's Office for Davidson County; thence, with Benmark's southerly boundary, East 489.92 feet to an iron pin at the base of a Black Oak tree, said point being in the westerly boundary of the property conveyed to Joe Walker, Jr., and wife, Emma Mae Walker, by deed from Helen Morrison and husband, Louis W. Morrison, of record in Book 1031, Page 421, of said Register's Office; thence, with Walker's westerly boundary, South 2 degrees 16 minutes 52 seconds West 832.33 feet to an iron pin in the northerly margin of a 50 foot wide roadway; thence, North 87 degrees 00 minutes West 495.0 feet to an iron pin; thence, South 3 degrees 00 minutes West 30.0 feet to an iron pin; thence, North 87 degrees 00 minutes West 508.32 feet to the point of beginning; containing 10.30 acres, more or less.

Said property is conveyed subject to the following provision set our in deed of record in Book 5731, Page 703, Register's Office for Davidson County, Tennessee.

CARL H. OLDHAM
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-924-0989

Said Grantees and any future owners hereby agree to transfer in fee, without any costs, upon the request of the owner of the property to the east of subject property and any subsequent owners, now owned by Joe Walker, Jr. and wife, of record in Book 1031, Page 421, Register's Office for said County, the hereinafter described property, to be used to build a roadway and to be approved by the Metropolitan Government, said property is described as follows:

Beginning at an iron pin in the easterly margin of Whites Creek Pike, said pin being North 10 degrees West 20.54 feet from the northwest corner of the property conveyed to Lawrence E. Williams and wife, of record in Book 3218, Page 336, Register's Office for said County; thence with the easterly margin of Whites Creek Pike North 10 degrees West 51.30 feet to an iron pin; thence South 87 degrees 00 minutes East 489.86 feet to an iron pin; thence South 3 degrees 2 minutes 19 seconds West 20 feet; thence South 87 degrees 00 minutes East 30 feet to an iron pin; thence South 3 degrees 00 minutes West 30 feet to an iron pin; thence North 87 degrees 00 minutes West 508.32 feet to the beginning.

Being the same property conveyed to Joel Don Russell, et ux, by deed from Harold Glen Perry, et al, of record in Book 5731, Page 703, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 5731, Page 703, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the GRANTEE, her heirs, successors and assigns, forever.

AND THE GRANTORS covenant with the GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

THE GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to the GRANTEE, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands on this the 6 day of March, 1992.

Joel Don Russell
JOEL DON RUSSELL

Terri Russell
TERRI RUSSELL

CARL H. OLDHAM
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

BOOK 8563 PAGE 890

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, JOEL DON RUSSELL and wife, TERRI RUSSELL, 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 in Hendersonville, Tennessee, this 6TH day of March, 1992.

Carl H Oldham
NOTARY PUBLIC

My Commission Expires:
7-16-94

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $ 35,000.00 .

Anna Lisa Holzknecht
AFFIANT

Subscribed and sworn to before me, this the 6TH day of March, 1992.

Carl H Oldham
NOTARY PUBLIC

My Commission Expires:
7-16-94

IDENTIFICATION REFERENCE

MAR 9 11 06 AM '92

DAVIDSON COUNTY, TN

4614 03/09 0101 03CHECK 139.50

MAIL ENV.

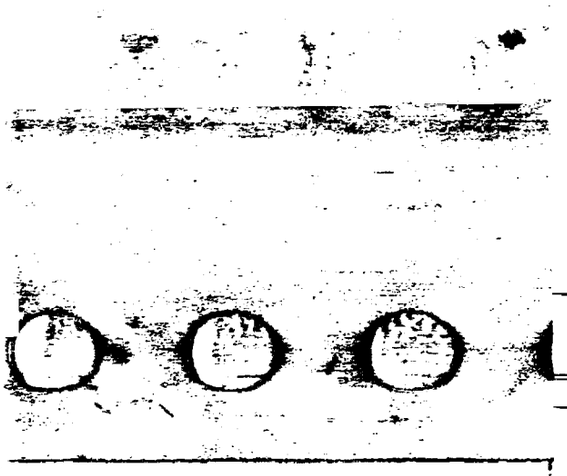
90776

CARL H. OLDHAM
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-924-0989

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8569 PAGE 891

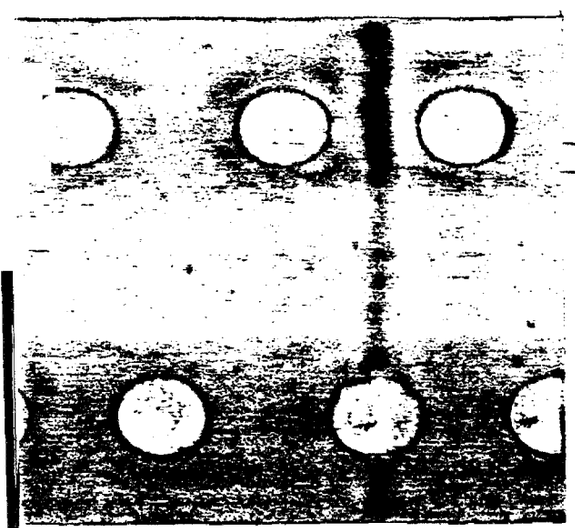
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 9.00
TOTAL 139.50
CHECK 139.50

03/09/92 01 11:06 0001 4614

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



907 7.6:

IDENTIFI REFERENCE

MAR 9 11 06 AM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 509082