FORM NO. WD-1

BOOK 8634 PAGE 650

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF May 1992

Notary Public

MY COMMISSION EXPIRES: 1-27-96

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Marbut Glenn Gaston, Jr., Lawyer, 2211 Crestmoor Rd., Nashville, TN 37215

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Michael A. Russell etux (NAME)	owner at same address (NAME)	118-16-66
942 Evans Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	6DA-36106
Nashville, TN 37204 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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 I, Grace Wood, an unmarried person, and the surviving tenant by the entirety

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael A. Russell and wife, Sharon E. 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:

Being Lot No. 160 on the plan of Sidco, Section 3, as of record at Book 2663, page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to Clarence E. Wood and wife, Grace Wood by deed as of record at Book 3218, page 45, Register's Office for said County, the said Clarence E. Wood having since died June 18, 1989, in Davidson County, Tennessee.

The above description is the same that appears in said deed to the grantor.

This conveyance is subject to 1992 property taxes, which have been pro rated and the grantees assume in full, subject to any required reproration due to a change in the actual 1992 property taxes, to restrictive covenants at Book 2708, page 87, Book 2741, page 553, Book 3221, page 12, Book 4233, page 714, and Book 2663, page 41, easement at Book 2707, page 619, limitations on the plan at Book 2663, page 41, and rights to United States government to fissionable materials as contained in deed at Book 2152, page 347, all recording references to said Register's Office.

unimproved ( )
This is improved (X) property, known as 2913 Armory Dr., Nashville, TN 37204
(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 my hand this 26th day of May, 19 92

Grace Wood

Grace Wood

STATE OF TENNESSEE
Davidson County

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Personally appeared befcre me, Marbut Glenn Gaston, Jr., a Notary Public in and for said County and State, the within named Grace Wood, who acknowledged she is an unmarried person and,

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of May, 1992

Marbut Glenn Gaston
Notary Public

Commission Expires 1-27-96

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

Grace Wood

TO

Michael A. Russell and wife,

Sharon E. Russell

AQ 193724

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

13464

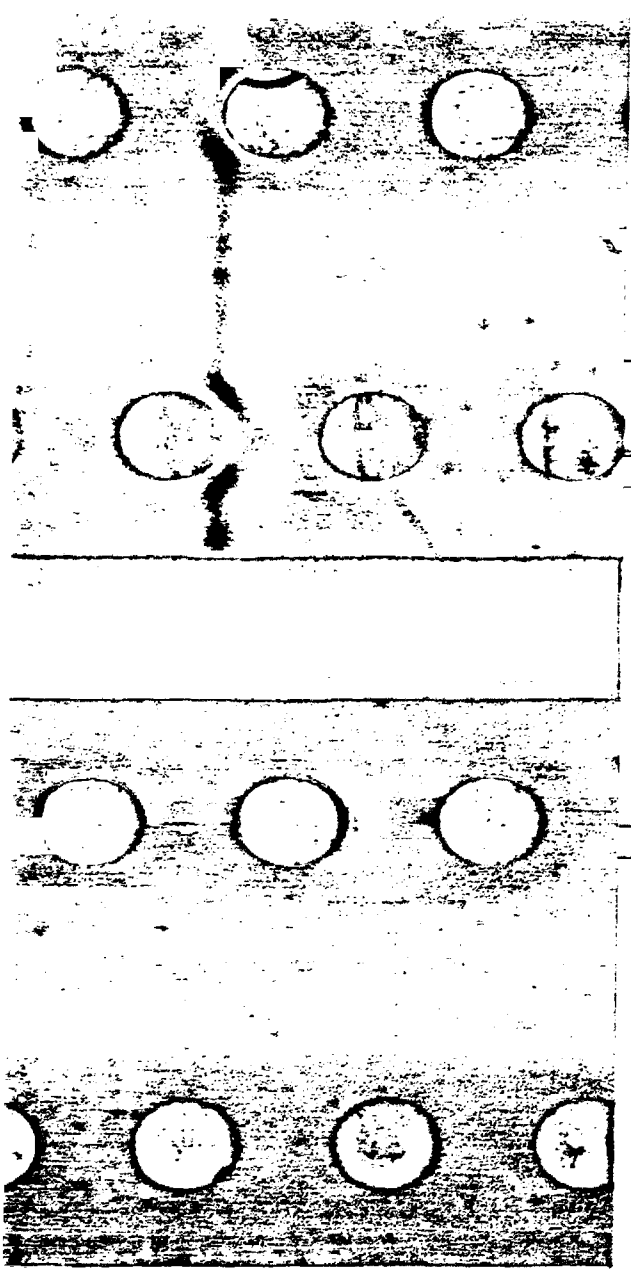
IDENTIF. REFERENCE

MAY 27 10 32 AM '92

FELIX A. ... REGISTER
DAVIDSON COUNTY TN.

PICK-UP

0363 05/27 0101 02CHECK 284.50



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 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	75000.00
			CON TX	277.50
			PRFEE	1.00
			WDEED	6.00
			TOTAL	284.50
			CHECK	284.50
05/27/92	01	10:31	0001	0363

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11464

IDENTIF. REFERENCE

MAY 27 10 32 AM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 534518