BOOK 8694 PAGE 414

BOX 7

30273

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 93,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
24th DAY OF July 19 92

Notary Public

MY COMMISSION EXPIRES 2/23/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff F. Russell (NAME)	Countrywide Funding Corporation (NAME)	MAP 142-11
7218 Willow Creek Drive (ADDRESS)	155 North Lake Ave.P.O. Box 7137 (ADDRESS)	PARCEL 133
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Pasadena, California 91109 (CITY) (STATE) (ZIP)	9D-24765

FOR AND 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, Karen Kroeger Lassen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeff F. Russell and Brenda Gay Kowalke, Both Unmarried

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:

LAND in Davidson County, Tennessee, being Lot No. 113 on the Plan of Valley West Subdivision, Section IV, recorded in Book 3842, Page 163, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 113 fronts 127.46 feet on the westerly margin of Willow Creek Drive, and extends back 200.0 feet on the northerly line, and a total distance of 209.02 feet on the southerly line, which is a broken line, to a line on the rear on which it measures 74.38 feet.

BEING the same property conveyed to Karen Kroeger Lassen by deed from Michael R. Kroeger of record in Book 8159, Page 257, and by deed from Evans G. Fine and wife, Jo Ann fine recorded on Book 5710, Page 953, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

34203

IDENTIF. REFERENCE

AUG 5 9 21 AM '92

DAVIDSON COUNTY TN.

improved ( )
unimproved (X) property), known as 7218 Willow Creek Drive, Nashville, TN 37221
(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 24th day of July 19 92

Karen Kroeger Lassen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8694 PAGE 415

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen Kroeger Lassen et vir Richard D. Lassen

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 the 24th day of July, 19 93.

Commission expires 7/23/94

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Karen Kroeger Hassen

TO

Jeff F. Russell and Brenda Gay Kowalke

RETURN TO:

Saturn & Mazer Title Services
212 Third Avenue, North
Nashville, Tennessee 37201

7751 08/05 0101 03CHECK 353.1

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8694 PAGE 416

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 93000.00
CON TX 344.10
PRFEE 1.00
WDEED 8.00
TOTAL 353.10
CHECK 353.10

08/05/92 01 09:22 0001 7751

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34203

IDENTIF. TREFERENCE

AUG 5 9 21 AM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 557569