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FILE BOX 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 79,500.00

James Edward Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF August 19 92

Notary Public

MY COMMISSION EXPIRES: 3-24-96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JACK CASE WILSON, ATTORNEY AT LAW

1187 Vultee Boulevard, Nashville, TN 37217 — 111 West College Street, Murfreesboro, TN 37130 — 245 Dover Road, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Edward Russell (NAME)	Guaranty Trust Company (NAME)	PART OF MAP 12
7832 Old Springfield Pike (ADDRESS)	P.O. Box 1218 (ADDRESS)	PARCEL 50
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37133-1218 (CITY) (STATE) (ZIP)	P/O 10D-18585

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, Trailmont Park, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Edward Russell and wife, Wanda J. 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:

Beginning at a point in the northerly margin of the Old Springfield Highway; thence N 6 deg. 51' 11" W a distance of 438.64 feet to a point; thence N 82 deg. 06' 32" E a distance of 524 feet to a point; thence S 24 deg. 01' 04" E a distance of 281.16 feet to a point; thence S 66 deg. 38' 02" W a distance of 369.79 feet to a point; thence S 0 deg. 28' 50" W a distance of 177.63 feet to a point in the northerly margin of Old Springfield Highway; thence with a curve in said road having a radius of 275 feet and a length of 245.72 feet to a point; thence S 83 deg. 01' 03" W a distance of 18.10 feet to the point of beginning. Described according t a survey dated August 31, 1992 by Rocky L. Montoya, Tennessee Surveyor No. 697.

Being part of the same property conveyed to Trailmont Park, Inc. by deeds of record in Book 6820, Page 133 and Book 7753, Page 209, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

Deed and Easement to State of Tennessee of record in Book 6121, Page 658 and Book 7228, Page 248, Register's Office for said County.

Drainage Facility Easement of record in Book 6820, Page 133, Register's Office for said County.

Sewer Easements to City of Goodlettsville of record in Book 8064, Page 326, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 7832 Old Springfield Pike, Goodlettsville, TN 37072
(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 31st day of August 19 92

Trailmont Park, Inc.
By: W.H. McClanahan
W.H. McClanahan

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STATE OF TENNESSEE
COUNTY OF

,Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____ .

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared W.H. McClanahan and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the _____ and _____ respectively of the Trailmont Park, Inc. the within named bargainor, and corporation, and that he 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 W.H. McClanahan as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Goodlettsville, TN on this the 31st day of August 19 92 .

My commission expires 5/28/95 _____
Notary Public

4 1 9 2 7

IDENTIFICATION REFERENCE

SEP 2 8 54 AM '92

JACK Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

2422 09/02 0101 03CHECK 303.15

RETURN TO:
CUMBERLAND TITLE COMPANY

☒ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 245 Dover Road
Clarksville, Tennessee 37040

JACK CASE WILSON
ATTORNEY - AT - LAW

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	79500.00
			CON TX	294.15
			PRFEE	1.00
			WDEED	8.00
			TOTAL	303.15
			CHECK	303.15

09/02/92 01 08:54 0001 2422

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41927

IDENTIFICATION REFERENCE

SEP 2 8 54 AM '92

F. Z. WILSON, II REG.
DAVIDSON COUNTY, TN

No. 566117