B0453

BOOK 8854 PAGE 128

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 172,500.00

Robert W. Eggers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January 19 93

Carol Duff
Notary Public

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC. 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROBERT W. EGGERS	SAME	MAP 52-11
(NAME)	(NAME)	
1012 BERWICK TRAIL		PARCEL
(ADDRESS)	(ADDRESS)	
MADISON, TN 37115		40
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, GREGG M. RUSSELL AND WIFE, LINDA RUSSELL, BY AND THROUGH ELSA MORRIS, ATTORNEY IN FACT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT W. EGGERS AND WIFE, JULIA K. EGGERS

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. 23 on the Plan of Madison Heights Subdivision, Section II, Part II, of record in Book 2133, page 83, amended in Book 2276, page 250, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to GREGG M. RUSSELL, by Deed of record in Book 7642, page 25, Register's Office for Davidson County, Tennessee.

LINDA RUSSELL joins in this conveyance for the purposes of conveying any right, title or interest, which she may have, marital or otherwise, in and to subject property.

ELSA MORRIS executes this instrument as Attorney In Fact for GREGG M. RUSSELL AND WIFE, LINDA RUSSELL, pursuant to Special Power of Attorney, recorded simultaneously herewith.

8223 02/02 0101 03CHECK 647.25

88 I.S. I.

IDENTIFICATION REFERENCE

FEB 2 9 17 AM '93

LOIS Z. WILSON JT REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 1012 BERWICK TRAIL, MADISON, TN 37115
(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 our hand S this 29th day of January 19 93

Gregg M. Russell
GREGG M. RUSSELL

Linda Russell
LINDA RUSSELL

BY: Elsa D Morris
ELSA MORRIS, ATTORNEY IN FACT

BY: Elsa D Morris
ELSA MORRIS, ATTORNEY IN FACT

DCTN01W 12/88 First Data Systems, Inc. 1-800-626-5427

STATE OF TENNESSEE
COUNTY OF

BOOK 8854 PAGE 129

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

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

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

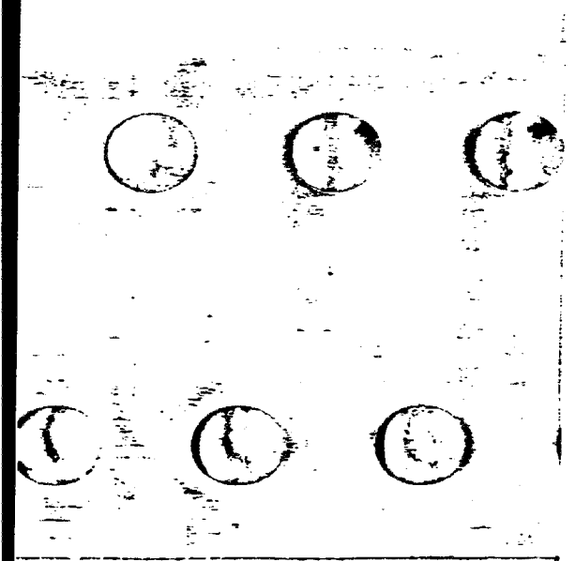
Personally appeared before me, ELSA MORRIS, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for GREGG M. RUSSELL AND WIFE, LINDA RUSSELL and ~~is~~ authorized by GREGG M. RUSSELL AND WIFE, LINDA RUSSELL to execute this instrument on their behalf.

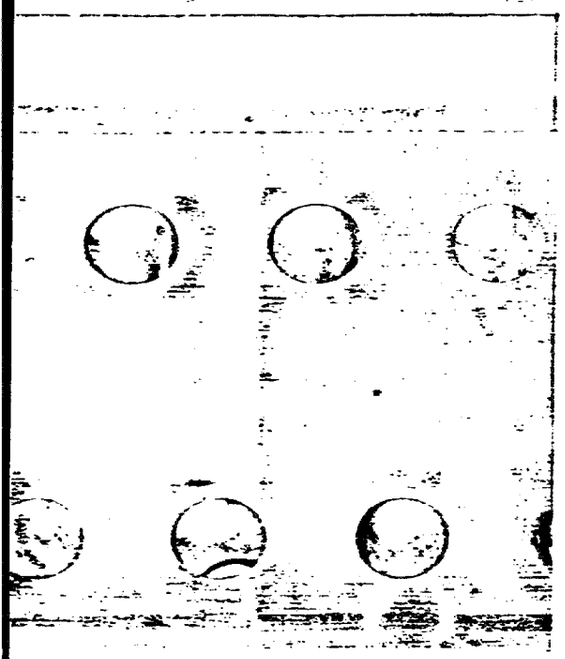
Witness my hand, at office, this 29th day of January, 1993.

Carolyn Deer
NOTARY PUBLIC

My commission expires: 11/20/96

WARRANTY DEED
FROM
TO
RETURN TO:





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 172500.00
CON TX 638.25
PRFEE 1.00
WDEED 8.00
TOTAL 647.25
CHECK 647.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/02/93 01 09:15 0001 8223

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IDENTIFI REFERENC

FEB 2 9 17 AM '93

FELIX Z. WILSON II REGIS
DAVIDSON COUNTY, TN

No. 616760