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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Alan B. Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF February, 93

LEON SHARBER NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE AT LARGE

Notary Public

MY COMMISSION EXPIRES _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Atty., 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Alan B. Russell	Provident Mortgage Corporation	MAP 96-01
(NAME)	(NAME)	
111 Benson Road	325 Plus Park Blvd., Suite 205	PARCEL 20.00
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Nashville, Tennessee 37217	
(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, Ronald Keith Fain

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alan B. Russell and wife, Susan F. 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 a part of Lot No. 8 and part of Lot no. 10 on the Plan of the Subdivision of Jerry Bowen Land, as recorded in Plan Book 2, page 134, Chancery Court for Davidson County, Tennessee, and described according to a survey by John D. McCormick, described as follows, to wit: BEGINNING at an iron pin in the southerly margin of Benson Road, said point being the northwest corner of the property conveyed to Houston L. Jordan, and the northeast corner of the herein described property; thence South 1° 51' west 150.0 ft. to an iron pin; thence South 87° 12' east 80.0 ft. to an iron pin located in the westerly boundary line of the Carl N. Gessler property; thence along the westerly margin of the Gessler property, South 1° 51' west 189.0 ft. to an iron pin, said point being the southeast corner of the herein described property and the boundary line of the property belonging to Stephen P. Sander, Trustee, shown on said Plat as Shopping Center property; thence with the common boundary line North 86° 59' west 169.35 ft. to an iron pin; thence North 2° 35' east 158.5 ft. to a point, said point being the southeast corner of the Wilson B. McCord property; thence with the McCord easterly boundary line North 7° 29' east 180.4 ft. to an iron pin in the southerly margin of Benson Road; thence along the southerly margin of Benson Road South 87° 16' east 72.3 ft. to the point of beginning, containing 1.01 acres, more or less.

For source of title reference is made to Book 6876, Page 517, Register's Office for Davidson County, Tennessee. And being the same property conveyed to grantor by Quit claim deed being recorded simultaneously.

This conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

unimproved ( )
This is improved (X) property, known as 111 Benson Road, Nashville, Tennessee 37214
(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 February 19 93

Ronald Keith Fain

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Ronald Keith Fain

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of February, 19 93.

Commission expires 27 Feb 93

Notary Public

LEON SHARBER
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

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

95670

IDENTIFICATION REFERENCE

FEB 26 10 46 AM '93

DAVIDSON COUNTY, TN

[illegible] 32126 1101 03CHECK 269.00

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WARRANTY DEED

FROM

Ronald Keith Fain

TO

Alan R. Russell and wife, Susan F. Russell

RETURN TO:

Leon Sharber, Atty.
1161 Murfreesboro Road, Ste. 505
Nashville, Tennessee 37217

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	70000.00
CON TX	259.00
PRFEE	1.00
MREED	8.00
TOTAL	268.00
CHECK	268.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 7367

95670

IDENTIFICATION REFERENCE

FEB 26 10 46 AM '93

DAVIDSON COUNTY, TN

No. 624063