THIS INSTRUMENT PREPARED BY

CHARLES F. BROWN, JR.
Attorney at Law
305 14th Avenue North
Nashville, Tennessee 37203-3416
(615) 329-0988

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value whichever is greater, for this transfer is $ 10,000.00

Vera D. Russell
Affiant

Subscribed and sworn to before me this the 23rd day July, 1993.

Notary Public

My Commission Expires: 1/23/94

WARRANTY DEED

New Owners Address:	Send Tax Bills to:	Map Number:	Parcel
James W. Russell,et ux 2339 Herman St. Nashville, Tn. 37203 Nashville, Tennessee	1611 11th Av. North Nashville, Tennessee 37203	92-7	124

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **W. Bernard Niedergeses, Trustee for the Church of the Assumption**, herein called the **Grantor**, have bargained and sold, and by these presents do transfer and convey unto **James W. Russell** and wife **Vera D. Russell**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Nashville, Davidson County, Tennessee, described as follows, to wit:

> Being lot Nos. 52 and 53 in J. B. Davis' Subdivision in Nashville, Tennessee as of record in Plat Book 57 page 96 in the Registers Office for Davidson County, Tennessee. Said lots front 25 feet each on the south side of Herman Street and run back between parallel lines 158 feet to an alley. Said lots are bounded on the east by lot No. 51 and on the west by lot No. 54 in said J. B. Davis' Subdivision, and

being the same property conveyed by deed of record in book 8921 page 637 Register Office for said county.

THE AFOREMENTIONED PROPERTY IS NOT MY PERSONAL RESIDENCE.

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 I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, and I do further covenant and bind myself, my 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.

This is improved property known as 2339 Herman Street, Nashville, Davidson County Tennessee.

Witness my hand this the 23rd day of July, 1993.

W. Bernard Niedergeses, Trustee
W. Bernard Niedergeses

3148 07/27 0101 03CHECK 46.00

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 **W. Bernard Niedergeses**, 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.

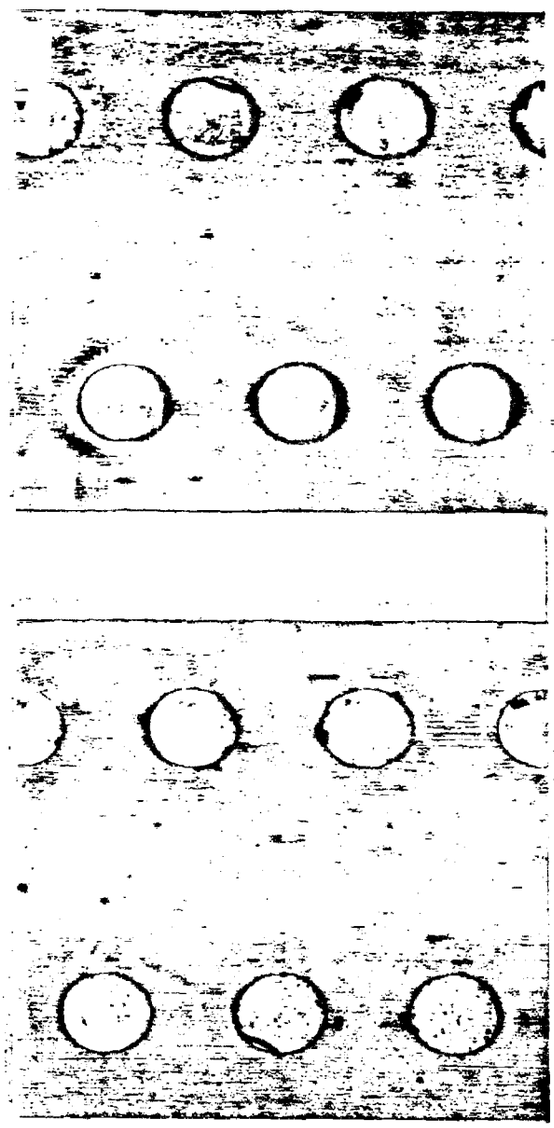
Witness my hand and official seal at Nashville, Davidson County, Tennessee, this the 23rd day of July, 1993.

NOTARY PUBLIC

My Commission Expires:

1/2 3/94

PICK-UP



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9025 PAGE 467

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	10000.00
CON TX	37.00
PRFEE	1.00
MDEED	8.00
TOTAL	46.00
CHECK	46.00

07/27/93 01 08:42 0001 9148

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 678499