This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679
This instrument prepared from information furnished by parties

File Box 24
BOOK 9096 PAGE 84

ADDRESS NEW OWNER:
Dawn D. Russell
400 Gregg Court
Nashville, Tennessee 37217

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Trans Financial Bank of TN, FSB
101 West Lincoln Street
Tullahoma, TN 37388

MAP AND PARCEL:
MAP 149-4
PARCEL 257

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Steve I. Anderson, married hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Dawn D. Russell, unmarried , hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 6-A on the Plan of Edge-O-Lake, Section 21, Zone Lot Division of Lots 1 thru 7, of record in Book 5200, Page 577, and as amended in Book 6200, Page 156 and Book 6237, Page 243, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Steve I. Anderson, married , by deed from John J. Brannon, unmarried of record in Book 7970, Page 391, and as re-recorded in Book 7983, Page 447, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Grantee(s) hereby assumes and agrees to pay the unpaid balance on the existing mortgage held by Trans Financial Bank of Tennessee, FSB of record in Book 7970, Page 394, and as re-recorded in Book 7983, Page 449, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee(s).

This conveyance is subject to restrictions of record in Book 6140, Page 420, and such easements and setback lines of record in Plat Book 5200, Page 577, and as amended in Book 6200, Page 156 and 6237, Page 248, said Register's Office.

Cynthia Anderson joins in the execution of this instrument to convey whatever interest she may have, especially marital rights.

This is improved property known as 400 Gregg Court, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dawn D. Russell, unmarried, her heirs and assigns, forever; and I, Steve I. Anderson and wife, Cynthia Anderson do covenant with the said Grantee 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 27th day of September, 1993.

Steve I. Anderson

Cynthia Anderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Steve I. Anderson and Cynthia Anderson the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 27th day of September, 1993.

NOTARY PUBLIC

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 56,451.08.

AFFIANT

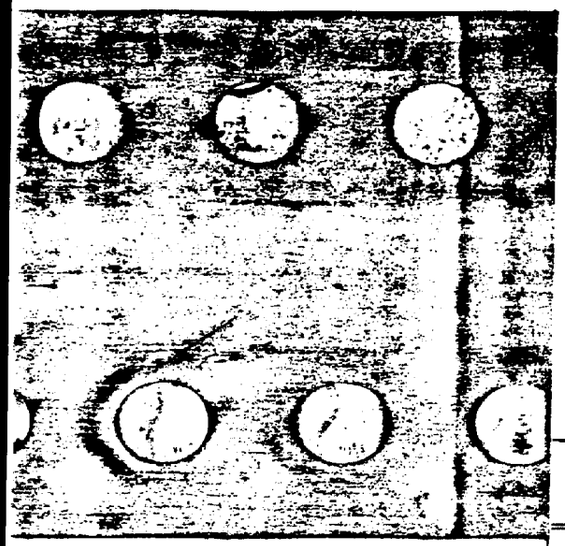
Subscribed and sworn to before me this 27th day of September, 1993.

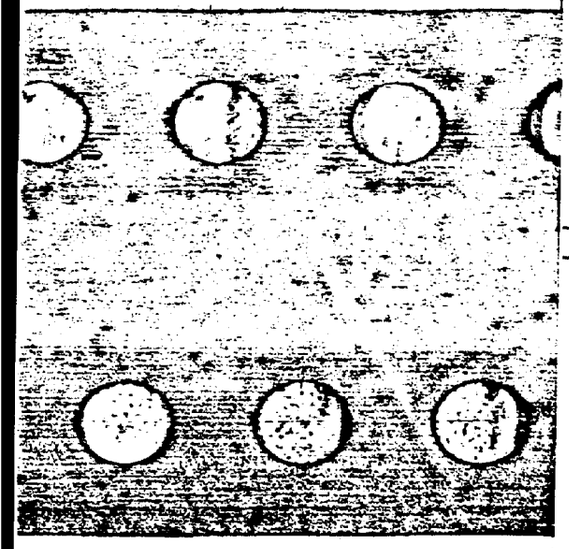
NOTARY PUBLIC
My Commission Expires: 3/22/97

68110
IDENTIF. ↑ REFERENCE

93 SEP 29 AM 11:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

1009 09/29 0101 03CHECK 218.05





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

RECEIVED OF _____

FOR _____

BOOK 9096 PAGE 86

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 56451.08
				CON TX 209.05
				PRFEE 1.00
				WDEED 8.00
				TOTAL 218.05
				CHECK 218.05
			09/29/93 01	11:09 0001 1009

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68110
IDENTIF. ^ REFERENCE

93 SEP 29 AM 11:07
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 703370