Box 17

WARRANTY DEED

BOOK 9310 PAGE 413

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April 19 94

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earl H. Sadler	Same	MAP 117-05
(NAME)	(NAME)	
3617 Sperry Avenue		PARCEL 38
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		7DA23950
(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, R. Frank Russell, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Earl H. Sadler and wife, Vera G. Sadler

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:

A certain tract or parcel of land in the 7th Civil District of Davidson County, Tennessee, described as follows:

Being Lot No. 42 in the Plan of the Henry Sperry Subdivision, as of record in Plan Book 974, page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 42 fronts 100 feet on the southerly side of Sperry Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to R. Frank Russell and wife, Ann Knight Russell by deed from Sperry Realty Company of record in Book 1165, page 675, Register's Office for Davidson County, TN. The said Ann Knight Sperry having since died and the property vested in R. Frank Russell by estate by the entireties.

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

Taxes for the year 1994 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

IDENTIFICATION REFERENCE

94 APR 13 AM 8:59
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
is improved (X) property, known as 3617 Sperry Avenue, Nashville, TN 37215
(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 12th day of April 19 94

R. Frank Russell By Kenneth L. Russell attorney in fact.

R. Frank Russell By Kenneth L. Russell
by power of attorney recorded simultaneous herewith

STATE OF TENNESSEE
COUNTY OF

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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

On April 12, 1994 before me personally appeared Kenneth L. Russell to me known to be the person who executed the foregoing instrument in behalf of R. Frank Russell and acknowledged that he executed same as the free act and deed of said R. Frank Russell for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of April 1994.

My Commission Expires:
5-11-97

Notary Public

3:40 04/13 0101 03CHECK 512.20

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
			SMT	
				136000.00
			CON TX	503.20
			PRFEE	1.00
			WDEED	8.00
			TOTAL	512.20
			CHECK	512.20

04/13/94 01 09:00 0001 3440

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38492
IDENTIFICATION REFERENCE

94 APR 13 AM 8:59
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 778648