THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

Mail

BOOK 9335 PAGE 674

ADDRESS NEW OWNER:

WILLIAM S. RUSSELL AND WIFE
661 Beckwith Rd
Mt. Juliet, Tn 37122.

SEND TAX BILLS TO:

SAME

MAP/PARCEL NUMBER:

MAP 94-13, PARCEL 29

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,000.00.

William S Russell

AFFIANT

Subscribed and sworn to me, this the 27 day of ~~MARCH~~, APRIL dca 1994.

Notary Public

My commission expires: 5-11-96

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

94 MAY -5 AM 11:00

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

46827

IDENTIF. & REFERENCE

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, MAUDEST RODELL, UNMARRIED, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said WILLIAM S. RUSSELL AND WIFE, REBECCA C. RUSSELL, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 165 LITTLE GREEN STREET, NASHVILLE, TENNESSEE 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HIS successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in

fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF and MY heirs and representatives, to warrant and forever defend the title to said GRANTEE, HIS successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 20 day of MARCH, 1994.

Maudest Rodell
MAUDEST RODELL

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAUDEST RODELL, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 20 day of MARCH, 1994.

Lexie C. Ellis
notary public

My commission expires: 5-11-96

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

EXHIBIT 'A'

Part of Lot 15 of Block "A" in the Hermitage Addition, a plan of which is of record in Plan Book 57, pages 42-3 and 108, Register's Office for Davidson County, Tennessee, and being described as follows:

BEGINNING at the South East intersection of Keith and Green Streets; thence eastwardly along Green Street 50 feet; thence southwardly 150 feet, more or less, to Hermitage Avenue; thence westwardly along Hermitage Avenue 58-1/3 feet to Keith Street; thence northwardly along Keith Street, 150 feet to the beginning.

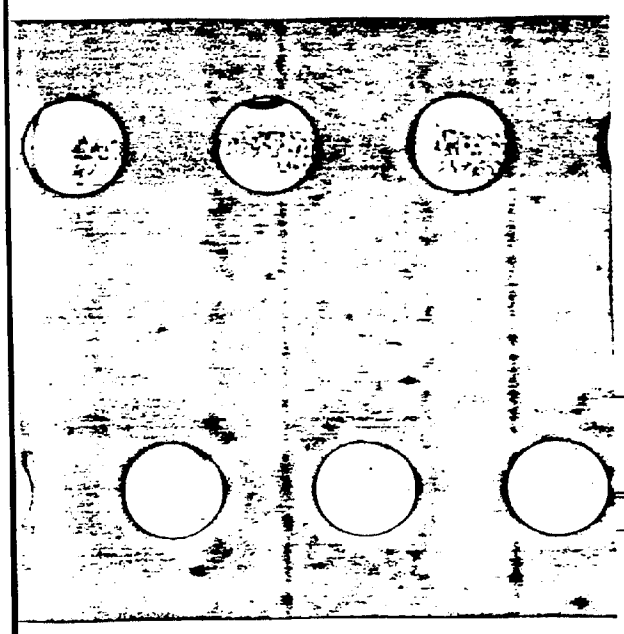
Being the same property conveyed to Maudest Rodell by Warranty Deed from harry Doochin, an unmarried man, of record in Book 5849, page 181, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1994 and all future years.

2. All matters set forth on Plan of record in Book 57, pages 42, 43 and 108, said Register's Office, including all setback lines, easements, as shown thereon.

2535 05/05 0101 03CHECK 83.30



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9335 PAGE 677

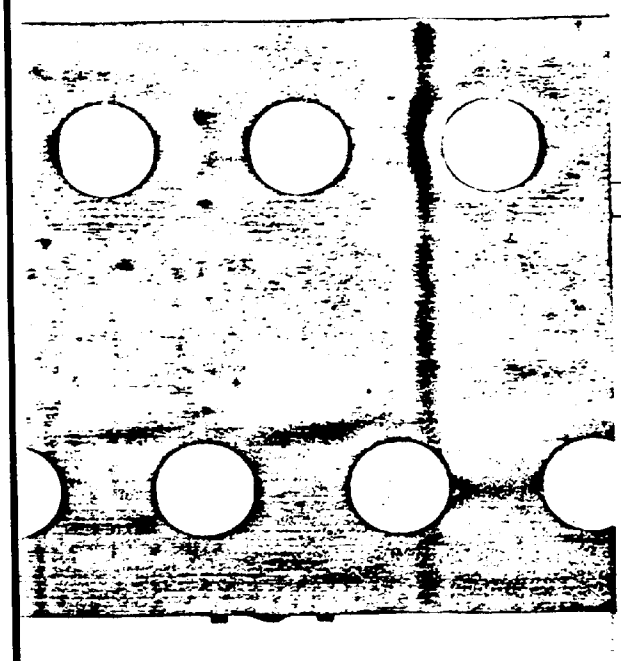
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 19000.00
CON TX 70.30
PRFEE 1.00
WDEED 12.00
TOTAL 83.30
CHECK 83.30

05/05/94 01 11:00 0001 2535

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



46827
IDENTIF. ↑ REFERENCE

94 MAY -5 AM 11:00
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 787608