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STATE OF TENNESSEE
COUNTY OF Davidson

FILE BOX 3

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,000.00

Lisa A. Dubell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF June 19 94

Notary Public

MY COMMISSION EXPIRES: 7.23.94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

1187 Vultee Boulevard, Nashville, TN 37217 — 111 West College Street, Murfreesboro, TN 37130 — 245 Dover Road, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert G. Dubell, Jr. (NAME)	NationsBanc Mortgage Corporation (NAME)	72-7
1246 Kenmore Place (ADDRESS)	1512 Willow Lawn Drive (ADDRESS)	149
Nashville, Tennessee 37216 (CITY) (STATE) (ZIP)	Richmond, Virginia 23230 (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, Christy R. Russell and husband, Dale Russell (formerly Christy R. McCormack)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert G. Dubell Jr. and wife, Lisa A. Dubell

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 the easterly one-half of Lot No. 71 and the easterly one-half of the northerly 50 feet of Lot No. 52, on the Map of Kenmore Place, as of record in Book 332, Page 32 and 33, Register's Office for said County. Said parts of said lots front 50 feet on the southerly side of Kenmore Place, formerly Warner Avenue and run back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Christy R. McCormack, unmarried, by Deed from Hazel M. Brinkley, a widow, of record in Deed Book 8680, Page 239, Register's Office for Davidson County, Tennessee.

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

Dale Russell, husband of the above named Christy R. Russell joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

Christy R. McCormack and Christy R. Russell are one and the same person.

unimproved ( )
This is improved (X) property, known as 1246 Kenmore Place, Nashville, Tennessee 37216
(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 our hand S this 17th day of June 19 94

Christy R. Russell

Dale Russell

STATE OF TENNESSEE
COUNTY OF

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christy R. Russell and husband, Dale Russell

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of June, 19 94.

Commission expires 7.23.94

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

62902

IDENTIF. & REFERENCE

94 JUN 21 AM 8:17

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

8096 06/21 0101 03 CK 197.70

RETURN TO:
CUMBERLAND TITLE COMPANY

☒ 1187 Vultee Boulevard
Nashville, Tennessee 37217

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

EDWARD SEDDON
ATTORNEY - AT - LAW

☐ 245 Dover Road
Clarksville, Tennessee 37040

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

RECEIVED OF _____

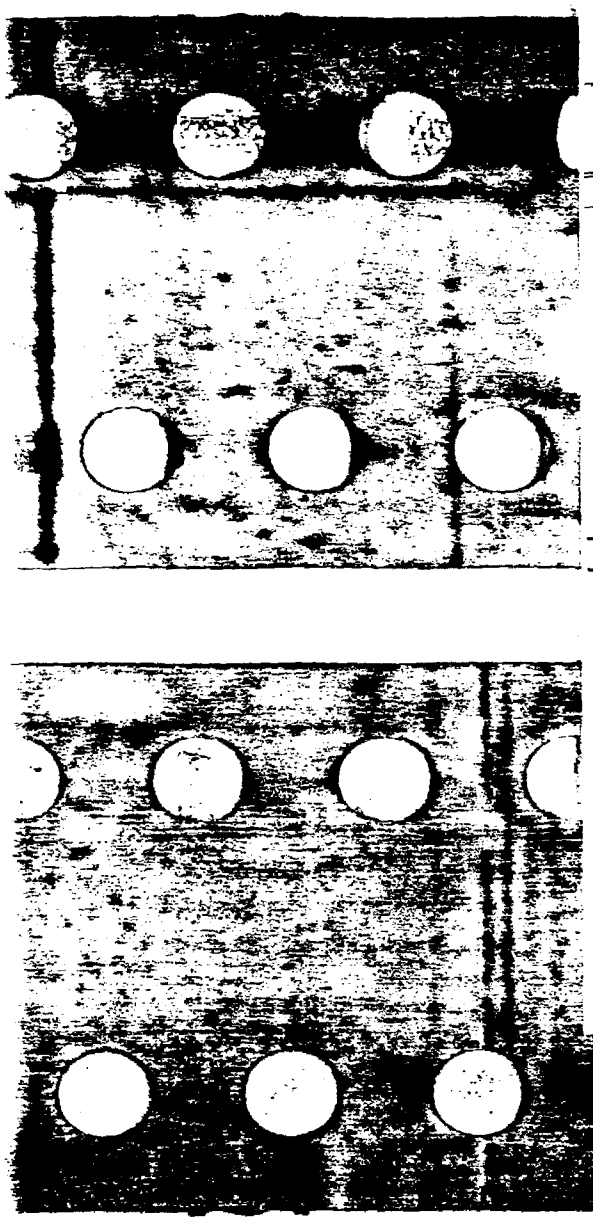
FOR _____

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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
			CAPT	~~51000.00~~
			CON TX	188.70
			PRFEE	1.00
			WDEED	8.00
			TOTAL	197.70
			CHECK	197.70
06/21/94	01		08:17 0001	8096

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



62902
IDENTIF. ↑ REFERENCE

94 JUN 21 AM 8: 17
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 804818