File Box 24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 9423 PAGE 451

ADDRESS NEW OWNER:
Brenda K. Russo
1645 Liberty Hill Drive
Madison, TN 37115

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
First California Mortgage Company
P. O. Box 7360
Reno, NV 89510-7360

MAP AND PARCEL:
MAP 42-8
PARCEL 166
11D94804

WARRANTY DEED

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, we, Southeast Builders Group, A Tennessee General Partnership hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Brenda K. Russo, 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 Lot 48, Heritage View Subdivision, Section Two as recorded in Book 7900, page 37, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Southeast Builders Group, a Tennessee General Partnership, by deed from Kenneth Victory Construction of record in Book 9423, Page 447, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 8076, Page 147 reinstated in Book 8592, page 433, said Register's Office.

This conveyance is subject to all applicable building setback lines and easements of record in Book 7900, Page 37, said Register's Office.

This is improved property known as 1645 Liberty Hill Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Brenda K. Russo their heirs and assigns, forever; and we, Southeast Builders Group, A Tennessee General Partnership 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 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 29th day of July, 1994.

Southeast Builders Group, A Tennessee General Partnership

Kenneth S. Victory

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kenneth S. Victory as , General Partner of Southeast Builders Group, A Tennessee General Partnership, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the , General Partner of the maker, or a constituent of the maker , and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Nashville, Tennessee, this the 29th day of July, 1994.

NOTARY PUBLIC

My Commission Expires: 11/3/96

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $ 79,900.00.

AFFIANT

Subscribed and sworn to before me this 29th day of July, 1994.

NOTARY PUBLIC
My Commission Expires: 11/3/96

76742

IDENTIFICATION REFERENCE

94 AUG -1 PM 1:59

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

3023 08/01 0101 03CHECK 304.63





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9423 PAGE 453

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 79900.00	
			CON TX 295.63	
			PRFEE 1.00	
			[illegible] 8.00	
			TOTAL 304.63	
			CHECK 304.63	
08/01/94	01	13:59 0001	3023	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

76742
IDENTIF. & REFERENCE

94 AUG -1 PM 1:59

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

No. 819563