BOOK 9592 PG 668

95 FEB 10 AM 9:51

REGISTER
DAVIDSON COUNTY, TN.

33209

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
William S. Russell, et ux
661 Beckwith Road
Mt. Juliet, TN 37122

MORTGAGEE:
First Bank & Trust
1691 N. Mt. Juliet Road
Mt. Juliet, TN 37122

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 44-5
Parcel 115
FB No. 4D 36610

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, I, **Ralph E. Broersma,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **William S. Russell and wife, Rebecca C. Russell,** 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 Lots No. 71 and 72 on the Map of a part of Rayon City, as of record in Book 843, page 13, Register's Office for said County.
>
> Said Lots No. 71 and 72 front together 100 feet on the northwesterly side of Ensley, formerly Davis Avenue and run back between parallel lines 140 feet to a dead line.
>
> Being the same property conveyed to Ralph E. Broersma, by deed from Calvin A. Cammuse and wife, Gladace Cammuse, as of record in Book 8201, page 67, Register's Office for Davidson County, Tennessee.
>
> Janet Broersma, spouse of Ralph E. Broersma, joins in this conveyance to transfer any marital interest she may have in the subject property.

This is improved property known as 303 Ensley Avenue, Old Hickory, Tennessee 37138.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 996, page 324; an easement to the City of Nashville for power transmission lines of record in Book 2100, page 608; an easement for installing and maintaining a sewage disposal system to serve Lot No. 71 of record in Book 6056, page 151; a Metro Codes letter of record in Book 9479, page 644; and easements, covenants and conditions as shown on the Plan of record in Plat Book 843, page 13, Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 hands this 8th day of February, 1995.

Ralph E Broersma
RALPH E. BROERSMA

Janet Broersma
JANET BROERSMA

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ralph E. Broersma and wife, Janet Broersma**, 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 Mt. Juliet, Tennessee, this 8th day of February, 1995.

NOTARY PUBLIC

My Commission Expires: 10/1/95

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $33,000.00.

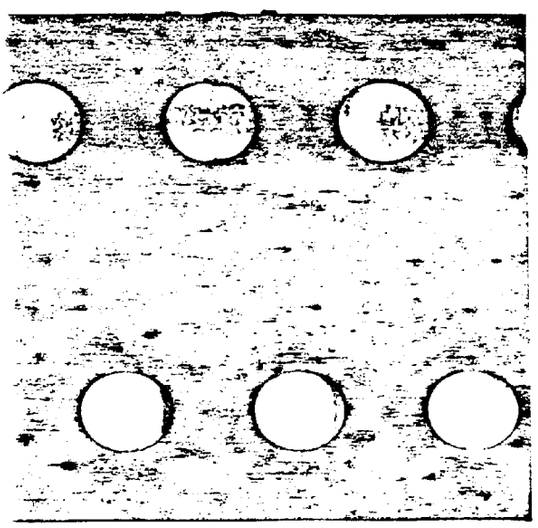
AFFIANT

Subscribed and sworn to before me this 8th day of February, 1995.

NOTARY PUBLIC

My Commission Expires: 10/1/95

0873 02/10 0101 03CHECK 131.10



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

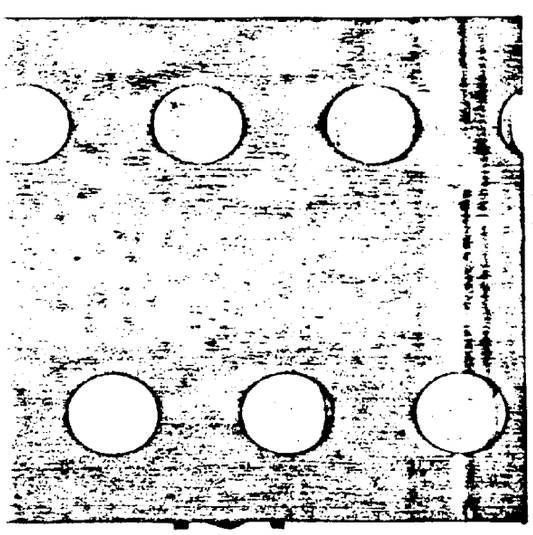
RECEIVED OF _____

FOR _____

BOOK 9592 PG 670

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 33000.00
CON TX 122.10
PRFEE 1.00
WDEED 8.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 131.10

CHECK 131.10

02/10/95 01 09:52 0001 0693

33209
IDENTIF. ↑ REFERENCE

95 FEB 10 AM 9:51

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 880414