file Box 52

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

BOOK 9597PG493

ADDRESS NEW OWNER:
John B. Russell Jr. and Linda T. Russell
4925 Scotts Creek Parkway
Hermitage, TN 37076

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Sunbelt National Mortgage Corporation
111 Westwood Place
Brentwood, TN 37027

MAP AND PARCEL:
MAP 75-12A
PARCEL 83
4D-93370

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, Jeff Ervin and wife, Allison C. Ervin hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John B. Russell Jr. and wife, Linda T. Russell, as tenants by the entirety, 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 No. 4, Cedar Creek, Phase Two, of record in Book 7900, Page 5, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Jeff Ervin and wife, Allison C. Ervin, by deed from Larry Powell and wife, Carol Powell of record in Book 8333, Page 419, Register's Office for Davidson County, Tennessee.

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

Fred Wayne Rich executed this instrument on behalf of Jeff Ervin and Allison C. Ervin pursuant to a Power of Attorney which is being placed of record currently herewith.

Subject to Declaration of Covenants, Conditions, and Restrictions of record in Book 7768, Page 238, amended in Book 7945, Page 901; By-Laws in Book 7768, Page 258; Charter in Book 8414, Page 69; and Restrictions in Book 6777, Page 53, Register's Office, Davidson County, Tennessee.

This conveyance is subject to public utility and drainage easement, sewer easement, N.E.S. Overhang Easement, and minimum building setback lines of record in Book 7900, Page 5, said Register's Office.

This is improved property known as 4925 Scotts Creek Parkway, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John B. Russell Jr. and wife, Linda T. Russell, their heirs and assigns, forever; and we, Jeff Ervin and wife, Allison C. Ervin 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 13th day of February, 1995.

Jeff Ervin

Jeff Ervin

By: Fred Wayne Rich attorney in fact

By: Fred Wayne Rich, Attorney-in-Fact

Allison C. Ervin

Allison C. Ervin

By: Fred Wayne Rich attorney in fact

By: Fred Wayne Rich, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Fred Wayne Rich as Attorney-in-Fact for Jeff Ervin and Allison C. Ervin, 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 Attorney-in-Fact 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 Brentwood, Tennessee this the 13th day of February, 1995.

KAREN L. TRUSTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:
11/7/95

95 FEB 17 AM 9:47
DAVIDSON COUNTY, TN.
REGISTER

34964
IDENTIF. & REFERENCE

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual value or consideration, whichever is greater, for this transfer is $ 95,900.00.

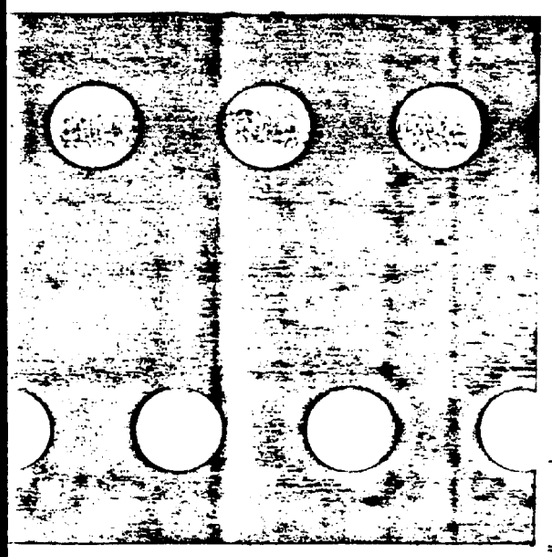
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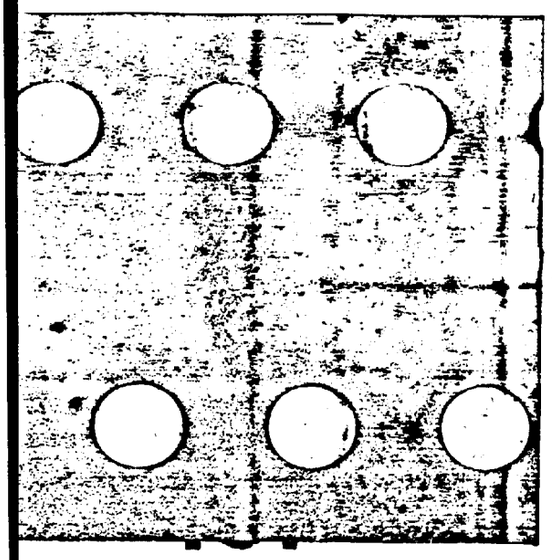
KAREN L. TRUSTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 13th day of February, 1995.

NOTARY PUBLIC
My Commission Expires:
11/7/95

2624 03 16 0101 03CHECK 363.83





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

RECEIVED OF _____

FOR _____

BOOK 9597 PG 495

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	95900.00
CON TX	354.83
PRFEE	1.00
WDEED	8.00
TOTAL	363.83
CHECK	363.83

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2624

34964
IDENTIF. ↑ REFERENCE

95 FEB 17 AM 9:47

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 882323