ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Carolyn S. Russell 1019 Milesdale Drive Nashville, TN 37204	Franklin American Mortgage Corporation 241 Overlook Circle Brentwood, TN 37027	Map 131-120 Parcel 092.00

This instrument is prepared by: Joseph V. Ferrelli, Attorney
104 Woodmont Blvd., Ste. 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Jennifer Rawlings, Executrix of The Estate of Ruth H. Todd (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Carolyn S. Russell, unmarried (The "Grantee"), Grantee's heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot NO. 12 on the Plan of Lealand Heights, as of record in Book 2330, page 71, Register's Office for siad County.

Said Lot No. 12 fronts 125.9 feet on the south side of Milesdale Drive and runs back 169 feet on the west line and 131 feet on the east line to a dead line in the rear on which it measure 166.28 feet.

Being the same property conveyed to Medford A. Todd and wife, Ruth H. Todd by Warranty Deed from James F. Duncan and wife, Katherine Duncan of record in Book 3646, page 327, said Register's Office for Davidson County, Tennessee. Medford A. Todd and wife, Ruth H. Todd are deceased. Ruth H. Todd died in 1995 and this conveyance is made pursuant to her last will and testament which was filed for probate in the Probate Court of Davidson County, Tennessee, Case No. 95P549.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $127,000.00.

Affiant

Subscribed and sworn to before me this 24th day of July, 1995.

Notary Public

My Commission Expires 11/20/97

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, his successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 24th day of July, 1995.

Estate of Ruth H. Todd

by: Jennifer Rawlings, Executrix

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Rawlings, who acknowledged herself to be the executrix of The Estate of Ruth H. Todd and she as such executrix being authorized so to do executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of July, 1995.

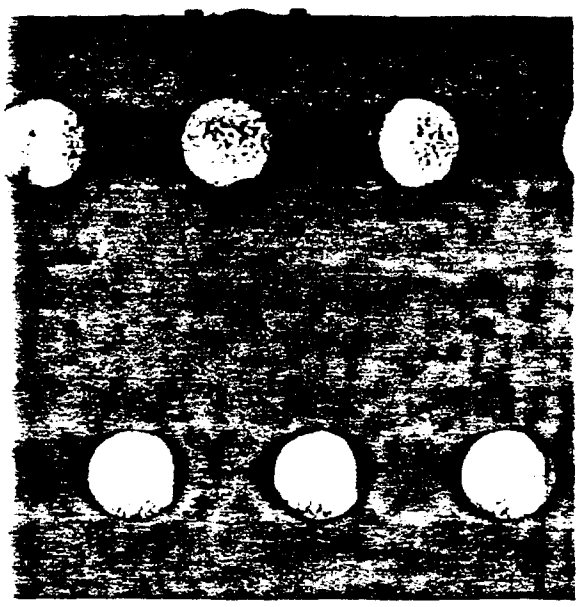
Notary Public

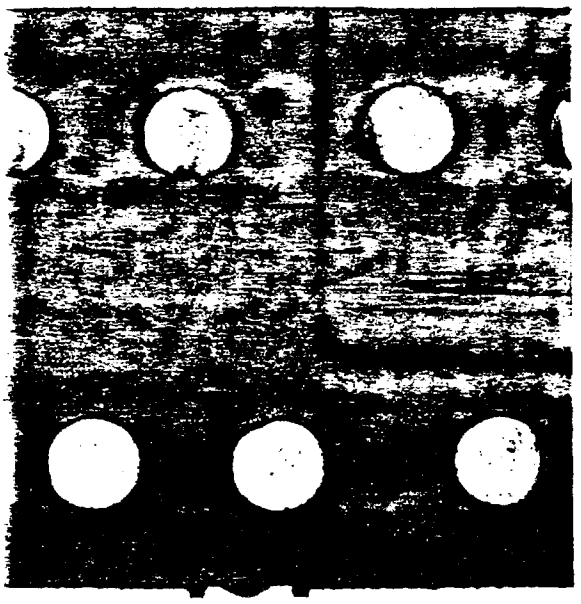
My Commission Expires: 11/20/96

0084102
IDENTIF. ↑ REFERENCE

95 JUL 31 PM 2:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

95 JUL 27 PM 12:01 03CHECK 478.90





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9745 PG 640

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
127000.00
CON TX 469.90
PRFEE 1.00
WDEED 8.00
TOTAL 478.90
CHECK 478.90
07/31/95 01 14:27 0001 6625

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0084102
IDENTIF. ↑ REFERENCE

95 JUL 31 PM 2:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 935671