BOOK 9784 PG 863

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Othur Pardue, Jr. Patti L. Pardue 712 Braidwood Drive Nashville, TN 37214	Same Patti Pardue 712 Braidwood Dr. Nashville, TN 37214	MAP and PARCEL 96-10-193

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Linda Gaye Russell, unmarried, by and through her lawful Attorney-in-Fact, Novella Gardner**, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Othur Pardue, Jr., married, and Patti L. Pardue, married** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 307, on the plan of Cloverhill, Section VII, of record in Plat Book 2133, Page 92, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Linda Gaye Russell, unmarried, by deed from Gary M. Richards and wife, Laurie L. Richards, of record in Book 8231, Page 40, Register's Office for Davidson County, Tennessee.

This is property with a common address of 712 Braidwood Drive, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 2133, Page 92, said Register's office and all matters therein; 3) Sanitary Sewer and/or Storm Drainage Easement of record in Book 6172, Page 82, said Register's office.

0096913
IDENTIF. ↑ REFERENCE

95 SEP -5 PM 3:14
FELIX Z. WILSCHUTZ REGISTER
DAVIDSON COUNTY, TN.

0457 09/05 0101 03CHECK 221.75

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $57,500.00

Patti L Pardue
Affiant

Subscribed and sworn before me this 28th day of August, 1995.

Lisa A. Turner
Notary Public

My Commission Expires: 10-14-96

LISA A. TURNER NOTARY PUBLIC AT LARGE DAVIDSON CO., TN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **28th** day of **August, 1995.**

Linda Gaye Russell

Linda Gaye Russell

By: Novella Gardner

Novella Gardner
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Novella Gardner,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact of **Linda Gaye Russell,** and is authorized by **Linda Gaye Russell** to execute this instrument on her behalf by virtue of a limited Power of Attorney recorded simultaneousley herewith.

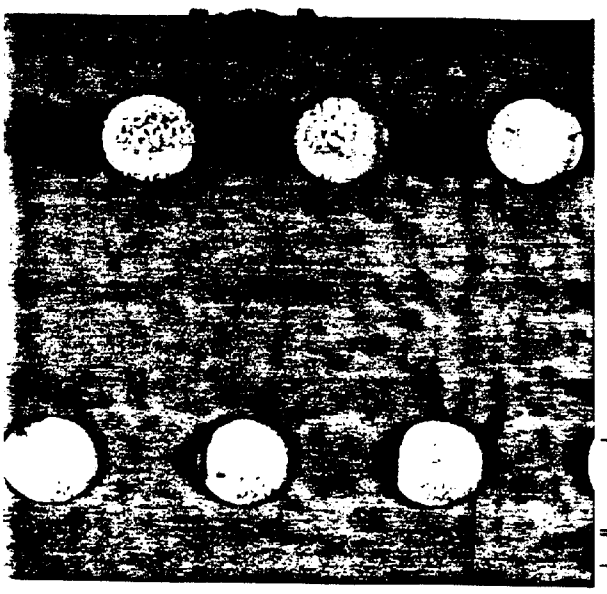
Witness my hand and official seal at **Nashville,** Tennessee, this **28th** day of **August, 1995.**

Lisa A. Turner

Notary Public
My Commission Expires: 10-14-96

LISA A. TURNER NOTARY PUBLIC DAVIDSON CO., TN.

File No. 9508-312



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

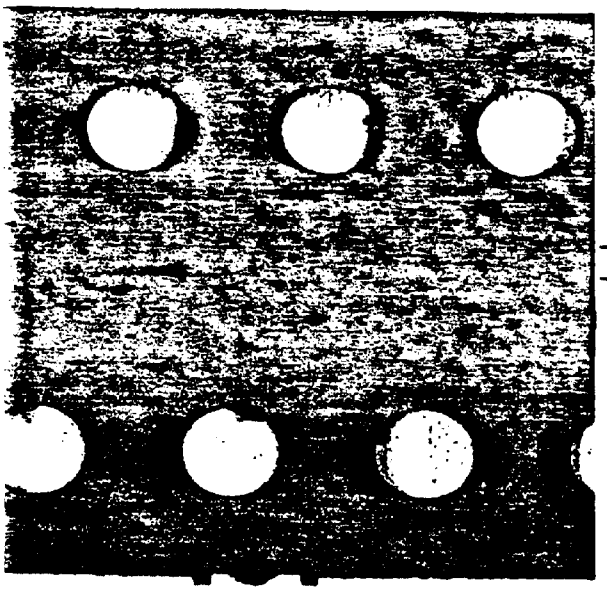
RECEIVED OF _____

FOR _____

BOOK 9784 PG 863

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 57500.00
CDN TX 212.75
PRFEE 1.00
MDEED 8.00
TOTAL 221.75
CHECK 221.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/05/95 01 15:17 0001 0457

0096913
IDENTIF. ↑ REFERENCE

95 SEP -5 PM 3:14

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 949356