BOOK 9980 PG 84

Mail

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P.O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Roger Russell 702 Ellington Dr. Lafayette, TN 37083	Same as New Owner	Map 25-4 Parcel 128 Field Book GO 21116

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, ESSEX DEVELOPMENTS, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto ROGER RUSSELL, hereinafter referred to as the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 15 on the Plan of Franklin Heights, Phase II, Section II of record in Plat Book 8250 at page 219, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being a part of the same property conveyed to Essex Developments, a Tennessee Partnership composed of Richard W. Uselton and Fred Scott, General Partners, by deed from Mary Frances Prowse, a single person, of record in Book 7571, page 447, Register's Office for said County.

This is unimproved property on Essex Drive, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever.

And the GRANTOR, does covenant with the said GRANTEE, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Taxes for the year 1996, which are a lien but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEE, when due.

2. Subject to Restrictive Covenants of record in Book 9767, page 149, said Register's Office.

3. Subject to any and all matters as they may appear on the plan of record in Book 8250, page 219, said Register's Office.

4. Subject to easement for sanitary sewers granted to the City of Goodlettsville of record in Book 4362, page 992, said Register's Office.

5. Subject to easement for water main granted to Madison Suburban Utility District of record in Book 7825, page 539, said Register's Office.

6. Subject to easement for ingress and egress of record in Book 7866, page 192, said Register's Office.

7. Subject to easement for water mains granted to Madison Suburban Utility District of record in Book 9124, page 383, said Register's Office.

And the GRANTOR, does further covenant and bind itself, its successors, representatives or assigns to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 7th day of March, 1996.

"GRANTOR"

ESSEX DEVELOPMENTS, a Tennessee Corporation

BY: _____
RICHARD W. USELTON, General Partner

BY: _____
FRED SCOTT, General Partner

"GRANTEE"

_____
ROGER RUSSELL

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROGER RUSSELL, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 7th day of March, 1996.

_____
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared RICHARD W. USELTON and FRED SCOTT, with whom I am personally acquainted and who acknowledged themselves to be all of the General Partners of ESSEX DEVELOPMENTS, the bargainor, a partnership, and as such General Partners, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the partnership by themselves as General Partners.

WITNESS my hand and official seal, this the 7th day of March, 1996.

_____
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $26,000.00.

_____
Affiant

Sworn to and subscribed before me, this the 7th day of March, 1996.

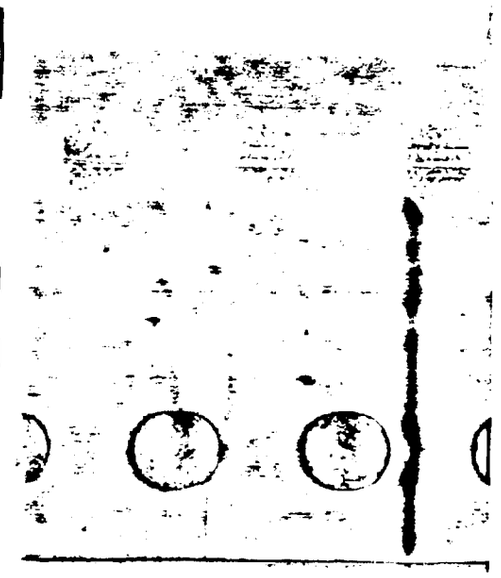
_____
NOTARY PUBLIC

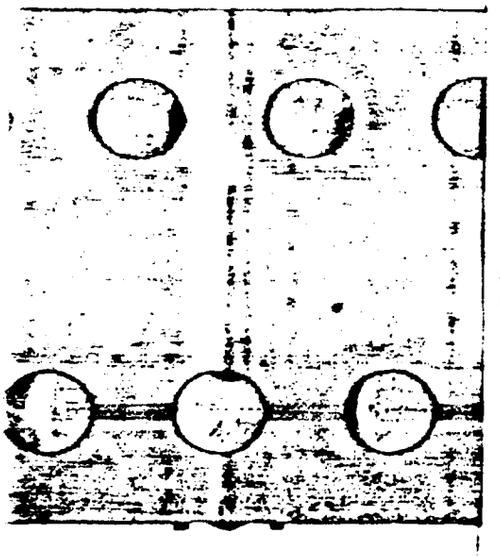
PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

0160459
IDENTIF. ← REFERENCE

96 MAR 15 AM 9:52
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

8797 03/15 0101 03CHECK 105.20





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

RECEIVED OF _____

FOR _____

BOOK 9980 PG 86

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	26000.00
CON TX	96.20
PRFEE	1.00
WDEED	8.00
TOTAL	105.20
CHECK	105.20

03/15/96 01 09:52 0001 8797

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0160459
IDENTIF. ← REFERENCE

96 MAR 15 AM 9:52
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1016859