PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (cmw) Title No: 37945
Dav. Co. File: Box 8

Page 10096-0268

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Gene A. Russell 421 2nd Avenue, South Nashville, TN 37201	SAME

TAX MAP-PARCEL NUMBERS: 93-10-A-421

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael B. Dodson and spouse, Rita B. Dodson,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gene A. Russell, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

A condominium apartment in Davidson County, Tennessee, being Unit No. 421 of Howell Park, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Book 6250, page 868j, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Michael B Dodson and wife, Rita B. Dodson by deed from Haury and Smith Contractors, Inc. of record in Book 6985, page 634, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 6816, Page 411, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.

This is improved property, known as: 421 2nd Avenue, South, Nashville, TN 37201

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's

heirs and assigns, against the lawful claims of all persons whomsoever. BOOK 10096 PG 269

WITNESS THE EXECUTION HEREOF this 21st day of June, 1996.

Michael B. Dodson **Rita B. Dodson**

State of Tennessee
County of Davidson

On this 21st day of June, 1996, before me the undersigned authority, personally appeared **Michael B. Dodson** and **Rita B. Dodson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 112000.00

Affiant

Sworn and subscribed before me on the 21st day of June, 1996.

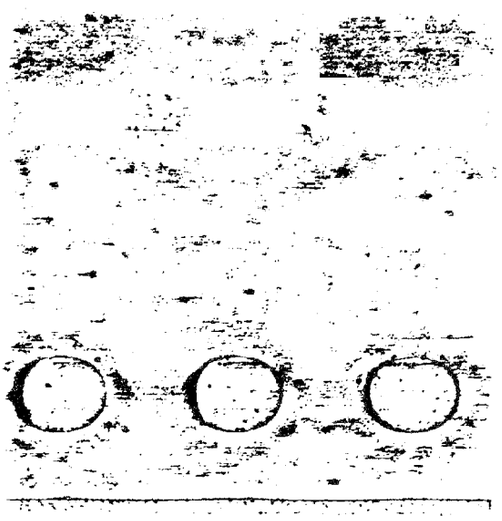
My Commission Expires: _____ Notary Public

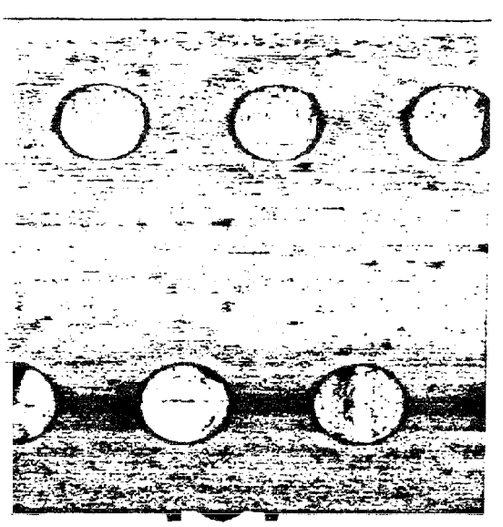
PERCY WILKINS JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 7/27/96

0195897
IDENTIFICATION REFERENCE

96 JUN 24 PM 1:43
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

5904 06/24 0101 03CHECK 423.40





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

RECEIVED OF _____

FOR _____

BOOK 10096 PG 270

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
				112000.00
			CON TX	414.40
			PRFEE	1.00
			MDEED	8.00
			TOTAL	423.40
			CHECK	423.40
06/24/96		01	13:47 0001	6904

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0195897
IDENTIF. & REFERENCE

96 JUN 24 PM 1:4
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1054683