BK/10162/PG589

WARRANTY DEED

PREPARED BY:

C. Patterson Cron
Woodard, Lincoln & Cron
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $113,000.00.

Jean Luther Hester
Affiant

Sworn to and subscribed before me on this the 19th day of August, 1996.

Charles P. Cron
NOTARY PUBLIC
My Commission Expires: 3-27-99

MORTGAGEE:

Old Hickory Credit Union
P.O. Box 431
Old Hickory, TN 37138-0431

ADDRESS NEW OWNER:
Jean Luther Hester
1441 Aaronwood Drive
Old Hickory, TN 37138

SEND TAX BILLS TO:
Old Hickory Credit Union
P. O. Box 431
Old Hickory, TN 37138-0431

Map/Parcel: 63-16-B-140 CO

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, WE, JOSEPH P. RUSSELL, JR. and THERESA L. RUSSELL, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto JEAN LUTHER HESTER, married, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 222 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development) of record in Plat Book 6900, Pages 550, 551 and 552 and Certificate of Correction of record in Book 7462, Page 445, and by an Amendment to Change Name of record in Book 8181, Page 112, all of record in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Joseph P. Russell, Jr., married, by deed from Fox Ridge Homes, Inc., of record in Book 9568, page 494, Register's Office for Davidson County, Tennessee. The said Joseph P. Russell, Jr., and Theresa L. Russell have since divorced.

This is improved property known as 1441 Aaronwood Drive, Old Hickory, Tennessee, 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we 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, except as follows:

1) 1996 taxes have been prorated and will be paid by the Grantees when due.

2) Plan of record in Book 6900, pages 550, 551 and 552, Register's Office for Davidson County, Tennessee.

3) Restrictive Covenants of record in Book 7351, Page 852, Book 7431, Page 204, Book 7451, Page 739, Book 8181, Page 112 and Book 8336, Page 393, Register's Office for said County.

4) Easements of record in Book 2247, Page 75, Book 8007, Page 235, Book 8739, Page 991, Book 8657, Page 179, Book 7460, Page 930, and Book 7489, Page 515, Register's Office for said County.

5) Flood Plain Easements of record in Book 8207, Page 276 and Book 8951, Page 797, Register's Office for said County.

And GRANTORS 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.

WITNESS our hands this the 19th day of August, 1996.

Joseph P. Russell Jr.
JOSEPH P. RUSSELL, JR.

Theresa L. Russell
THERESA L. RUSSELL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, JOSEPH P. RUSSELL, JR., and THERESA L. RUSSELL, the bargainors with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 19th day of August, 1996.

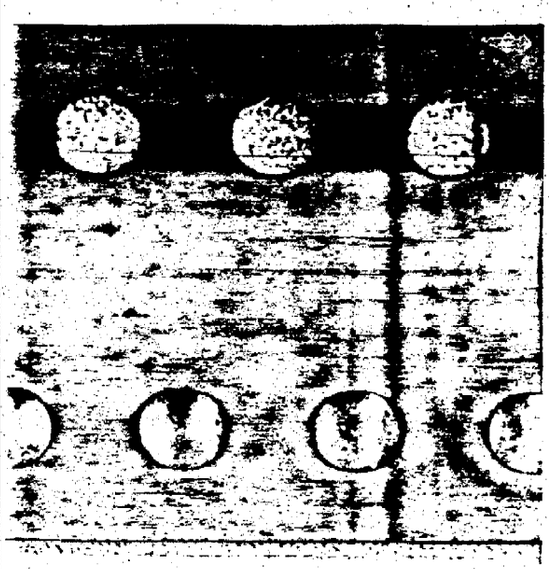
Charles P. Cl...
NOTARY PUBLIC

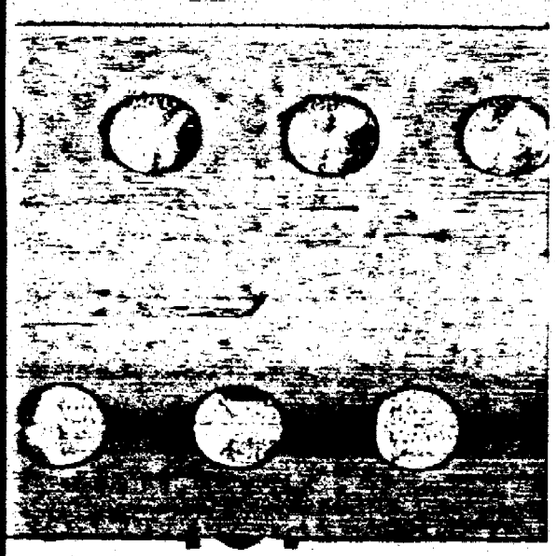
My Commission Expires: March 27, 1999

96 AUG 21 AM 9:28
REGISTER
DAVIDSON COUNTY, TN.

02 16548
IDENTIFICATION REFERENCE

9176 08/21 0101 03CHECK 427.10





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

RECEIVED OF _____

FOR _____

BOOK 10162 PG 571

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 113000.00
				CON TX 418.10
				PRFEE 1.00
				WDEED 8.00
				TOTAL 427.10
				CHECK 427.10
			08/21/96 01	09:30 0001 9176

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

021654 IDENTIF. # REFERENCE

96 AUG 21 AM 9:29

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1021737