0242206

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY: (JAG)
BAKER, DONELSON, BEARMAN & CALDWELL,
A Professional Corporation
511 Union Street, Suite 1700
Nashville, Tennessee 37219

96 OCT 31 PM 3:42

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

FROM: **CONSTANCE A. BUFF**

BOOK 10244 PG 953 ("GRANTOR")

TO: **CYNTHIA JO RUSSELL**

("GRANTEE")

ADDRESS NEW OWNER:

Cynthia Jo Russell
811 Sneed Road
Franklin, TN 37069

SEND TAX BILLS:

SAME

TAX PARCEL NUMBER

MAP 92-16-187

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by Cynthia Jo Russell, an unmarried person ("Grantee") and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Constance A. Buff, an unmarried person ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Grantee, her heirs, successors and assigns, all of her interest in and to certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 and the east 10 feet of Lot No. 12 on the Map of J.W. Lawless Subdivision of Lot No. 145, Boyd Home Tract, as of record in Book 161, page 36, Register's Office for Davidson County, Tennessee.

Said Lot and part of said lot adjoin and front together 60 feet on the south side of Broadway, formerly Broad Street, and run back 91.7 feet on the east line of Lot No. 11, and 77.7 feet, more or less, on the west line of part of Lot No. 12, to the northerly margin of Division Street, on which they measure 60.9 feet, more or less.

Being the same property conveyed to Paul C. Buff and wife, Constance A. Buff, by deed from Robert L. York, unmarried, of record in Book 8224, page 236, Register's Office for Davidson County, Tennessee and also being the same property conveyed to Constance A. Buff by Quitclaim Deed from Paul C. Buff, of record in Book 9216, page 338, Register's Office for Davidson County, Tennessee.

The above legal description is identical to the legal description contained in the prior deed.

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

And Grantor does covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters shown on a survey dated October 31, 1996 prepared by Stanley Glenn McRae, TN. R.L.S. No. 1673, Campbell, McRae and Assoc., Surveying, Inc., 2424 - 21st Avenue, South, Suite 201, Nashville, TN 37212.

And Grantor does further covenant and bind herself, her heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS this 31 day of October, 1996.

BOOK 10244 PG 954

Constance A. Buff
CONSTANCE A. BUFF

STATE OF Tennessee

COUNTY OF Davidson

Before me, Sharron L. Savage, a Notary Public in and for the State and County aforesaid, personally appeared **Constance A. Buff,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this the 31st day of October, 1996.

Sharron Lee Savage
Notary Public

My Commission Expires: 5/30/99

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $299,000.00.

Cynthia Jo Russell
AFFIANT

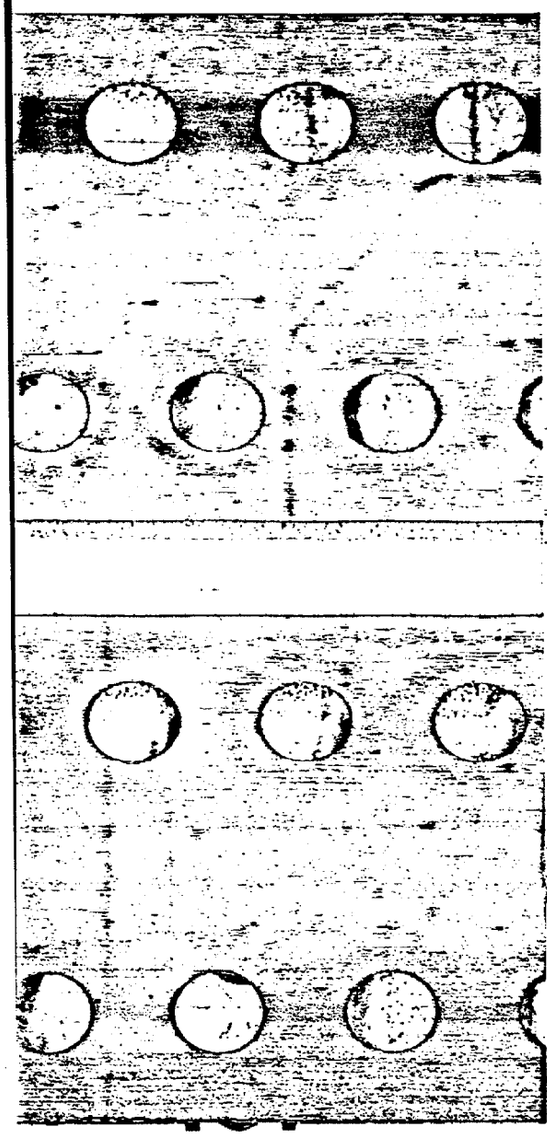
Subscribed and sworn to before me, this 31st day of October, 1996.

Sharron Lee Savage
NOTARY PUBLIC

My Commission Expires: 5/30/99

96 OCT 31 03:01 03CHECK 1115.30

N VRS223720 V1



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

RECEIVED OF _____

FOR _____

BOOK 10244 PG 955

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 299000.00
				CON TX 1106.30
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1115.30
				CHECK 1115.30
			10/31/96 01	15:45 0001 6606

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0242206
IDENTIF. ↑ REFERENCE

96 OCT 31 PM 3:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1083552