BOOK 10281 PG 710

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,000.00

Michel Desir
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF November 19 96

I. DYKE TATUM
Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| MICHEL DESIR (NAME) | MORTGAGE RESOURCES INC. (NAME) | 91-7-90 |
| 5208 TENNESSEE AVENUE (ADDRESS) | 404 BNA DRIVE, #400 (ADDRESS) | 12W-18170 |
| NASHVILLE, TN 37209 (CITY) (STATE) (ZIP) | NASHVILLE, TN 37217 (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KATHY L. DABBS RUSSELL AND HUSBAND, CHARLES W. RUSSELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHEL DESIR AND WIFE, BETTY ST. FLEUR DESIR

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in DAVIDSON County, Tennessee, being Lot No. 1113 and the easterly one-half (1/2) of Lot No. 1115, of Block 9, on PLAN NO. 2, WEST NASHVILLE, of record in Book 57, page 172, Register's Office for said County.

SAID Lot No. 1113 and the easterly one-half (1/2) of Lot No. 1115 adjoin and front together 37-1/2 feet on the northerly margin of TENNESSEE AVENUE and extend back between parallel lines, 150 feet to an alley.

BEING the same property conveyed to RANDY D. DABBS AND WIFE, KATHY L. DABBS, by deed from Lila Mae Pylant Loftis and husband, Demmon J. Loftis, of record in Book 7769, page 604, Register's Office for DAVIDSON County, Tennessee. SAID parties have since divorced. In accordance with Final Decree, Docket No. 89D-4162, Fourth Circuit Court for DAVIDSON County, Tennessee, RANDY D. DABBS has conveyed his interest to KATHY L. DABBS, now known as KATHY L. RUSSELL, by Quitclaim Deed being recorded simultaneously herewith.

CHARLES W. RUSSELL, husband of KATHY L. DABBS RUSSELL, joins in to convey any interest he may have by reason of his marital status in subject property.

This instrument is executed on behalf of CHARLES W. RUSSELL, by KATHY L. RUSSELL, as his Attorney-in-Fact, pursuant to a Power of Attorney which is

*** CONTINUED ***

unimproved ( )
This is improved ( X ) property, known as 5208 TENNESSEE AVENUE, NASHVILLE, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, 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, unless otherwise herein set out; and we 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. 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 our hand s this 25th day of November 19 96

Kathy L Dabbs Russell
KATHY L. DABBS RUSSELL
CHARLES W. RUSSELL
By: Charles W Russell by Kathy L Dabbs Russell
KATHY L. RUSSELL, ATTORNEY-IN-FACT

BOOK 10281 PG 711

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KATHY L. DABBS RUSSELL

the bargainor ____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 25th day of November, 96.

Commission expires July 26, 1997

I. DYKE TATUM Notary Public

*** LEGAL DESCRIPTION CONTINUATION

being placed of record with this instrument.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: Survey dated November 12, 1996, made by:
JOHN B. KOHL, III, License No. 100
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue, South
Nashville, TN 37203

2404 12/05 0101 03CHECK 208.80

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KATHY L. RUSSELL, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of CHARLES W. RUSSELL, as his Attorney-in-Fact, as the free act and deed of the within named CHARLES W. RUSSELL.

WITNESS my hand and official seal at Nashville, Tennessee, this 25TH day of NOVEMBER, 1996.

I. DYKE TATUM NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

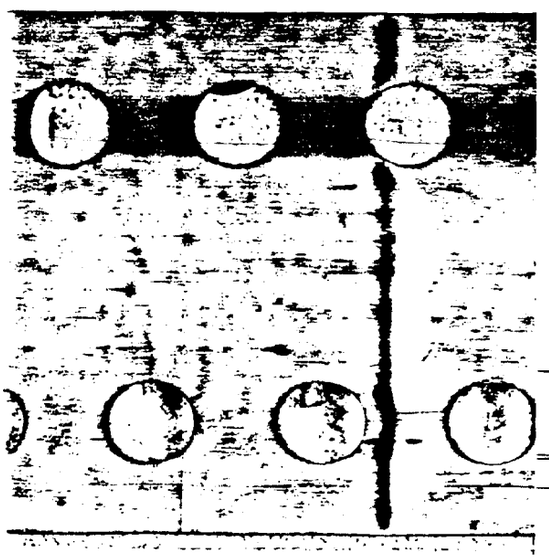
My Commission Expires: 07/26/97

NOTARY PUBLIC I. DYKE TATUM

**KATHY L. RUSSELL AND KATHY L. DABBS RUSSELL ARE ONE IN THE SAME PERSON.**

0253014
IDENTIF. ↑ REFERENCE

96 DEC -5 AM 10:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

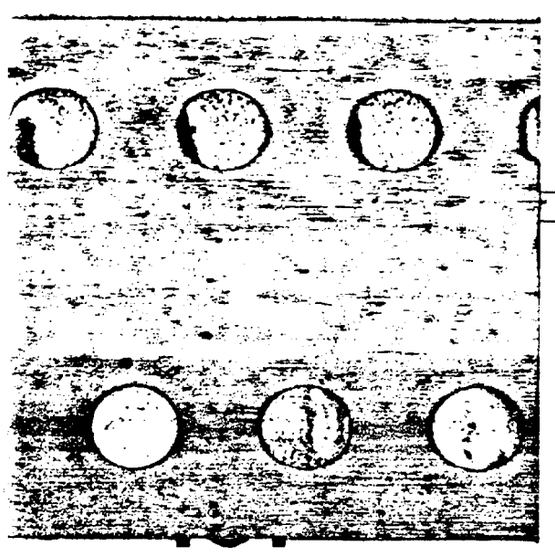
RECEIVED OF _____

FOR _____

BOOK 10281 PG 712

| | | |
|---|---|---|
| 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 54000.00
CON TX 199.80
PRFEE 1.00
WDEED 8.00
TOTAL 208.80
CHECK 208.80

12/05/96 01 10:55 0001 2404

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0253014
IDENTIF. & REFERENCE

96 DEC -5 AM 10:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1095060