THIS INSTRUMENT PREPARED BY:

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

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Carla R. Andrews 206 Loretta Dr. Goodlettsville, Tn. 37072	Same as New Owner	Map 25-4 Parcel 127

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, ROGER D. RUSSELL and wife, KAREN E. RUSSELL, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto CARLA R. ANDREWS, hereinafter referred to as the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 14 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 the same property conveyed to Roger D. Russell and wife, Karen E. Russell, by deed from Fred Scott and wife, Barbara Scott, of record in Book 10038, page 336, Register's Office for said County.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

This is unimproved property in Davidson County, Tennessee.

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, her heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

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

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

3. Subject to Restrictive Covenants of record in Book 9567, page 149, 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 WE, the 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 GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 5th day of December, 1996.

"GRANTORS"

Roger D. Russell
ROGER D. RUSSELL

Karen E. Russell
KAREN E. RUSSELL

"GRANTEES"

Carla R. Andrews
CARLA R. ANDREWS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROGER D. RUSSELL and wife, KAREN E. RUSSELL, and CARLA R. ANDREWS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 5th day of December, 1996.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT L...
DAVIDSON COUNTY, ...
MY COMMISSION EXPI...
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $39,000.00.

Carla R. Andrews
Affiant

Sworn to and subscribed before me, this the 5th day of December, 1996.

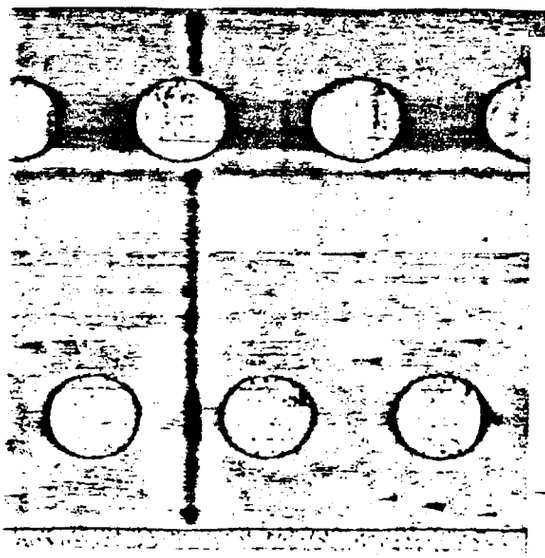
Patsy C. Davidson
NOTARY PUBLIC

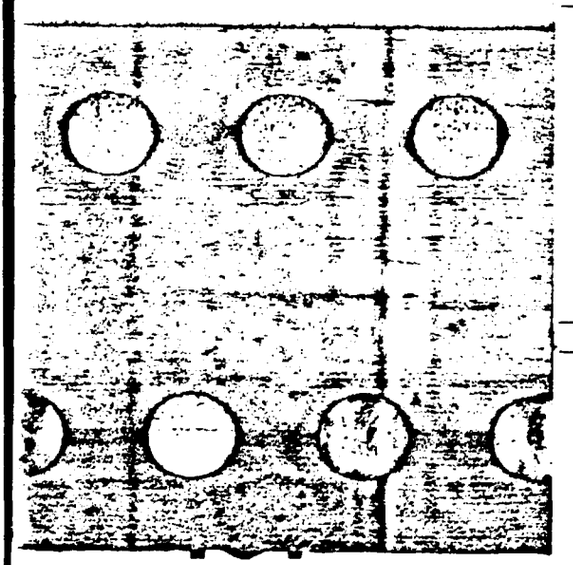
PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 1997

0253291
IDENTIF. ↑ REFERENCE

96 DEC -6 AM 8:35
DAVIDSON COUNTY, TN.

2746 12/06 01:01 03CHECK 153.30





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10282 689

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 39000.00
				CON TX 144.30
				PRFEE 1.00
				WDEED 8.00
				TOTAL 153.30
				CHECK 153.30

12/06/96 01 08:38 0001 2746

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0253291
IDENTIF. ↑ REFERENCE

96 DEC -6 AM 8:35

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1095394