BOOK 10341 PG 718

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

MAIL ENV.

97 FEB -6 AM 8:40
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0270633

ADDRESS NEW OWNER:
Monte Glass, et ux
3395 Hobson Pike
Hermitage, TN 37076

MORTGAGEE:

SEND TAX BILLS:
NEW OWNER

MAP-PARCEL:
Map 124
Parcel 88

3718 02/06 0101 03CHECK 1119.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Robert L. Russell, Jr. and wife, Joyce D. Russell,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Monte Glass and wife, Linda L. Glass,** 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:

> Beginning on a steel pin located in the North right of way line of Hobson Pike, said pin being located 2,055 feet in an easterly direction from the intersection of said right of way line with the center line of Granny Wright Pike. Thence North 03° 47' 20" W, 585.07 feet to a steel pin; thence South 83° 18' 40" E, 406.78 feet to a steel pin; thence South 03° 47' 20" E, 511.09 feet to a steel pin located in the North right of way line of Hobson Pike; thence South 86° 12' 40" W, 400.00 feet to the beginning containing 5.03 acres more or less, according to survey drawing titled John Vaughn Prop. S/D by Stones River Engineering, 111 Young Drive, Smyrna, Tennessee 37167, J. M. Widner, R.L.S. #792, dated June 5, 1987.
>
> Being the same property conveyed to Robert L. Russell, Jr., and wife, Joyce D. Russell, by deed from John W. Vaughn (also known as John Vaughn) and wife, Linda Sue Vaughn, as of record in Book 7309, page 868, Register's Office for Davidson County, Tennessee.

This is improved property known as 3395 Hobson Pike, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 7309, page 868, and easements, covenants and conditions as shown on the herein referenced Plan of record in said Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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 hands this 4th day of February, 1997.

ROBERT L. RUSSELL, JR.

JOYCE D. RUSSELL

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert L. Russell, Jr., and wife, Joyce D. Russell**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 4th day of February, 1997.

NOTARY PUBLIC

My Commission Expires: 03-22-97

STATE OF TENNESSEE)
COUNTY OF WILSON)

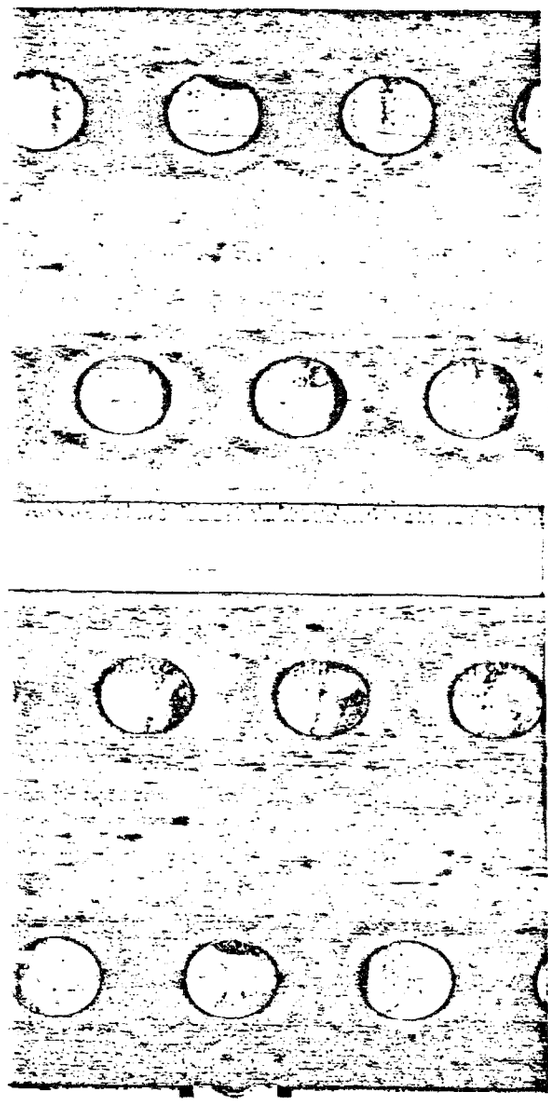
The actual consideration or value, whichever is greater for this transfer is $300,000.00.

AFFIANT

Subscribed and sworn to before me
this 4th day of February, 1997.

NOTARY PUBLIC

My Commission Expires: 03-22-97



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10341 PG 720

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	
				300000.00
			CON TX	1110.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1119.00
			CHECK	1119.00
02/06/97	01		08:43 0001	3718

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0270633
IDENTIF. # REFERENCE

97 FEB -6 AM 8:40

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1114222