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59

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 100,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF May 19 97

Notary Public

MY COMMISSION EXPIRES: 11-2 98
(AFFIX SEAL)

N0597-278L

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack L. Vaughn, Jr.	FIDELITY FUNDING MORTGAGE CORP.	MAP 75-9
(NAME)	(NAME)	
240 BonnaLynn Drive	12770 Merit Drive, 6th Floor	PARCEL 126
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Dallas, Texas 75251	
(CITY) (STATE) (ZIP)	(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, Kenneth O. Russell and wife, Dorothy B. Russell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jack L. Vaughn, Jr. and wife, Melissa L. Vaughn

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:

BEING all of Lot No. 224, Hermitage Hills Subdivision, Section II, as shown by plat and survey of record in Plat Book 2900, Page 112, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kenneth O. Russell and Dorothy B. Russell by deed from James William Metheny and wife, Beatrice L. Metheny of record in Deed Book 4329, Page 278, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 3096, Page 5, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

This is improved (X) unimproved ( ) property, known as 240 BonnaLynn Drive, Hermitage, Tennessee 37076
(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 30th day of May 19 97

Kenneth O. Russell
Kenneth O. Russell

Dorothy B. Russell
Dorothy B. Russell

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 Kenneth O. Russell and wife, Dorothy B. Russell

the bargainor S 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 and official seal at Nashville, Tennessee, this 30th day of May 1997

Commission expires 11-28-98

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

IDENTIF. ▲ REFERENCE
03126007

97 JUN -5 PM 12:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9425 06/05 0101 03CHECK 343.85

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

RECEIVED OF _____

FOR _____

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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 90500.00
CON TX 334.85
PRFEE 1.00
WDEED 8.00
TOTAL 343.85
CHECK 343.85

06/05/97 01 12:58 0001 9425

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

031260?
IDENTIF. ↑ REFERENCE

97 JUN -5 PM 12:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1159345