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

BOOK 10509 PG 464

ADDRESS NEW OWNER:
William S. Russell, et ux
661 Beckwith Road
Mt. Juliet, TN 37122

MORTGAGEE:
First Bank & Trust
15375 Lebanon Road
Hermitage, TN 37076

SEND TAX BILLS:
NEW OWNER

MAP-PARCEL:
Map 71-3
Parcel 31

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, **Geraldine B. Davidson, a widow,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **William S. Russell and wife, Rebecca C. Russell,** 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 the southerly 50 feet of Lot No. 8 on the Plan of Dr. E.T. Brown's Subdivision of part of the Hughes Place in the 18th, formerly the 17th Civil District of Davidson County, Tennessee, of record in Book 332, page 55, Register's Office for Davidson County, Tennessee.
>
> SAID southerly 50 feet of Lot No. 8 fronts 50 feet on the westerly margin of the Dickerson Pike and runs back 206.7 feet on the southerly line, with the northerly line of Lot No. 7 and 215 feet, more or less, on the northerly line to an alley on which measures 45 feet, more or less.
>
> Being a portion of the property conveyed to Geraldine B. Davidson, a widow by Trustee's Deed of record in Book 10443, page 464, Register's Office for Davidson County, Tennessee.
>
> Included in this conveyance and attached to said land are a 1965 Liberty trailer, Serial No. 40207, and a 1964 National trailer, Serial No. 4508.

This is improved property known as 2420 Dickerson Road, Nashville, Tennessee 37207.

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, if any, and easements, covenants and conditions as shown on the Plan of record in Plat Book 332, page 55, 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 24th day of June, 1997.

Geraldine B. Davidson
GERALDINE B. DAVIDSON, A WIDOW

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 **Geraldine B. Davidson, a widow**, 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 24th day of June, 1997.

Michele M. Cooper
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 03-22-2001

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $41,500.00.

William S. Reed
AFFIANT

Subscribed and sworn to before me
this 24th day of June, 1997.

Michele M. Cooper
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

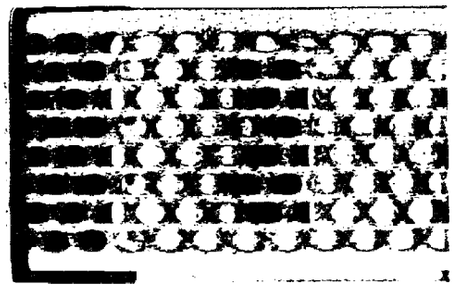
My Commission Expires: 03-22-2001

0320937
IDENTIF. & REFERENCE

97 JUN 30 AM 10:11
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

MAIL TAX.

B48B 06/30 0101 03CHECK 162.55



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10509 PG 466

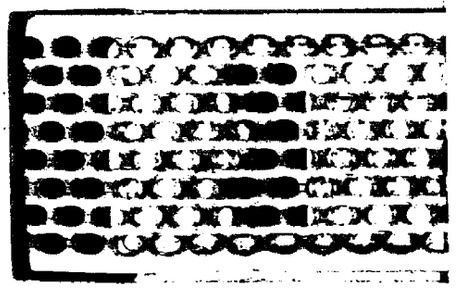
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 41500.00
CON TX 153.55
PRFEE 1.00
WDEED 8.00
TOTAL 162.55
CHECK 162.55

06/30/97 01 10:10 0001 8648

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0320937
IDENTIF. ↑ REFERENCE

97 JUN 30 AM 10: 11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1168246