10602:335

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value, whichever is greater, for this transfer is $***113,400.00

Affiant

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

Subscribed and sworn to before me this 5th day of September, 1997.

Notary Public

My Commission Expires: _____

| **ADDRESS OF NEW OWNER** | **SEND TAX BILLS TO** | **MAP & PARCEL NOS.** |
|---|---|---|
| KEVIN S. RUSSELL<br>IAN D. HARTERT<br>1410 Dallas Avenue<br>Nashville, Tennessee 37212 | First Trust MOrtgage Company<br>6225 Quail Hollow Road<br>Memphis, TN 38120 | MAP 118-1<br>PARCEL 54 |

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTEEN THOUSAND FOUR HUNDRED AND 00/100 ($***113,400.00) DOLLARS, cash in hand paid by the hereinafter named Grantees the receipt of which is hereby acknowledged, we, MARCIA LEWIS LAMBERTH, married, and KAREN LEWIS VAN ELDIK, married, and, KATHRYN LEWIS BARNES, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto KEVIN S. RUSSELL and IAN D. HARTERT, both unmarried, 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 Lot No. 15 on the Plan of Victoria Place as of record in Book 332, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Bertie Lee Birdine and Easter Clemons by deed from Albert May and wife, Lonnye Hays May, of record in Book 4336, page 145, Register's Office for Davidson County, Tennessee; the said Bertie Lee Birdine and Easter Clemons both having since died with Easter Clemons predeceasing Bertie Lee Birdine and leaving the said Bertie Lee Birdine as her sole heir-at-law and the said Bertie Lee Birdine leaving as her sole heir-at-law her husband Ephram Lee "Buster" Birdine (aka Ephram Melvin "Buster" Burdine); the said Ephram Melvin "Buster" Burdine having since died and his Last Will and Testament of record in Will Book 154, page 102, Probate Court Clerk's Office for Davidson County, Tennessee, giving his Executor full power and authority to sell real property without court order or approval of beneficiaries. James Hudiburg, Executor of the Estate of Ephram Melvin "Buster" Burdine having conveyed subject property to Mabel Austin, as to a 1/2 undivided interest and to Earnest F. Burke and wife, Mary E. Burke, as to a 1/2 undivided interest, by deed of record in Book 7087, page 652, Register's Office for Davidson County, Tennessee. Mabel Austin, having retained a life interest in subject

property, conveyed the remainder interest to Joda Franklin Austin, Jr. by Quitclaim Deed of record in Book 9075, page 8, said Register's Office; the said Mabel Austin having since died testate and her Last Will and Testament being of record in Will Book 197, page 379, Probate Court for Davidson County, Tennessee. Joda F. Austin, Jr. (aka Joda Franklin Austin, Jr.), as Executor of the Estate of Mabel Austin and individually, having since conveyed his interest in subject property to Marcia Lewis Lamberth, Karen Lewis Van Eldik and Kathryn Lewis Barnes, a 1/6 undivided interest each, by deed of record in Book 10448, page 25, said Register's Office. Mary Ella Burke (aka Mary E. Burke) and Earnest F. Burke having since conveyed their interest in subject property to Marcia Lewis Lamberth, Karen Lewis Van Eldik and Kathryn Lewis Barnes by Quitclaim Deed of record in Book 10507, page 1, said Register's Office.

THOMAS HIGGINS, spouse of Marcia Lewis Lamberth, MARCEL VAN ELDIK, spouse of Karen Lewis Van Eldik, and STEPHEN C. BARNES, spouse of Kathryn Lewis Barnes, join in this conveyance to convey any interest they may have in subject property, particularly any marital interest.

This is improved property known as 1410 Dallas Avenue, Nashville, Tennessee 37212

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.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the plan of Victoria Place of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 5th day of September, 1997.

Marcia Lewis Lamberth
MARCIA LEWIS LAMBERTH

Thomas Higgins
THOMAS HIGGINS

Karen Lewis Van Eldik
KAREN LEWIS VAN ELDIK

Marcel Van Eldik
MARCEL VAN ELDIK

Kathryn Lewis Barnes
KATHRYN LEWIS BARNES

Stephen C. Barnes
STEPHEN C. BARNES

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**STATE OF TENNESSEE)**
**COUNTY OF DAVDISON)**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARCIA LEWIS LAMBERTH, KAREN LEWIS VAN ELDIK, KATHRYN LEWIS BARNES, THOMAS HIGGINS, MARCEL VAN ELDIK, and STEPHEN C. BARNES, 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 instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of September, 1997.

Notary Public

My Commission Expires: 11/22/97

MITCHELL A. [illegible]
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

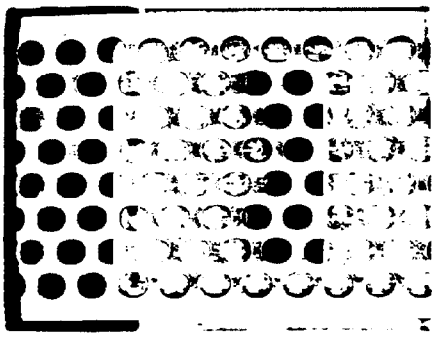
0134 6775

IDENTIFICATION REFERENCE

97 SEP -9 PM 2:48

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

6719 09/09 0101 03CHECK 432-50



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

RECEIVED OF _____

FOR _____

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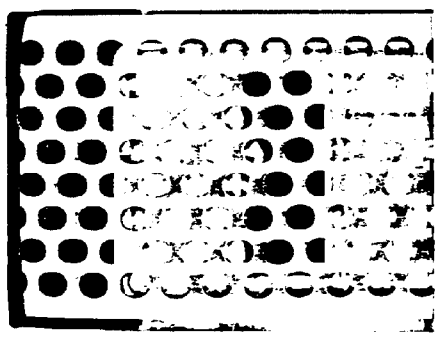
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT
113400.00
CON TX 419.58
PRFEE 1.00
WDEED 12.00
TOTAL 432.58
CHECK 432.58

09/09/97 01 14:47 0001 6719

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



03467775
IDENTIFICATION REFERENCE

97 SEP -9 PM 2:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1196179