0365500

IDENTIFICATION REFERENCE

36

THIS INSTRUMENT PREPARED BY:
J. Michael Morgan, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

97 NOV -3 PM 2:52

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

BOOK 10668 PG 328

Name and Address of New Owner:
Carrie M. Russell
102 Rachels Trail Court
Hermitage, Tennessee 37076

Send Tax Bills To:
Mortgage Portfolio Services, Inc.
4244 N. Central Expressway, Suite 900
Dallas, TX 75204

Street Address of Subject Property:
102 Rachels Trail Court **75-7-206.00**
Hermitage, Tn 37076 **Map Parcel**

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **H. CURTIS FLATT, III AND WIFE, DENISE T. FLATT,** hereinafter called **"GRANTORS"**, have bargained and sold, and by these presents do transfer and convey unto **CARRIE M. RUSSELL,** hereinafter called **"GRANTEE"**, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 31A on the Plan of Zone Lot Division of Lots 23, 24, 25, 27, 29, 30, 31, 32, 33, 34, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46, 48, Rachel Square, Section Two, as of record in Book 6250, page 540, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to H. Curtis Flatt, III, and wife, Denise T. Flatt, by deed from Union Financial Corporation as of record in Book 7836, page 368, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. The Plan of record in Book 5200, pages 623-625, as amended in Book 6231, pages 64-66; Book 6250, page 540, Register's Office for Davidson County, Tennessee.

2. Restrictive covenants of record in Book 6455, page 135; Book 6619, page 777, and By-Laws of record in Book 6619, page 782, as amended in Book 8030, page 757; Master Register's Office for 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 GRANTORS do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, theirs heirs and assigns 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. 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 31st day of October, 1997.

H. Curtis Flatt, III

By: H Curtis Flatt III by Denise T Flatt, attorney in fact
Denise T. Flatt, Attorney In Fact

Denise T Flatt
Denise T. Flatt

STATE TENNESSEE]
COUNTY OF DAVIDSON]

On this 31st day of October, 1997, before me personally appeared Denise T. Flatt to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained and who executed the foregoing instrument in behalf H. Curtis Flatt, III and acknowledged that she executed the same as the free act and deed of the said H. Curtis Flatt, III.

Witness my hand and official seal at Nashville, Tennessee, this the 31st day of October, 1997.

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 28, 2001
STATE OF TENNESSEE

J. Michael Morgan
Notary Public
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of October, 1997, before me personally appeared Denise T. Flatt, to me known to be the person(s) described in, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 28, 2001
STATE OF TENNESSEE

J. Michael Morgan
Notary Public
My Commission Expires:

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater for this transfer is $69,900.00.

Carrie H. Russell
Affiant

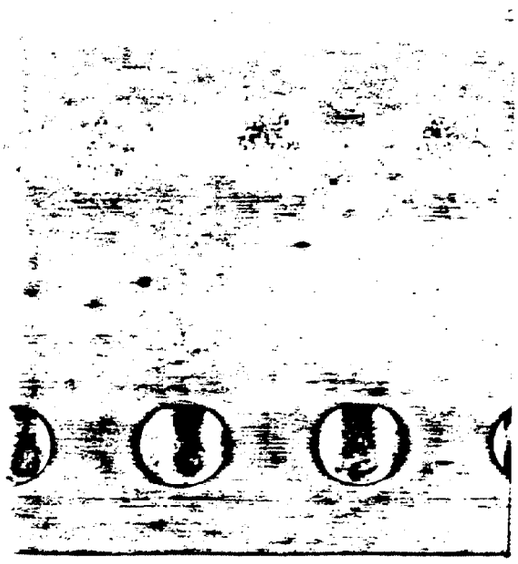
J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

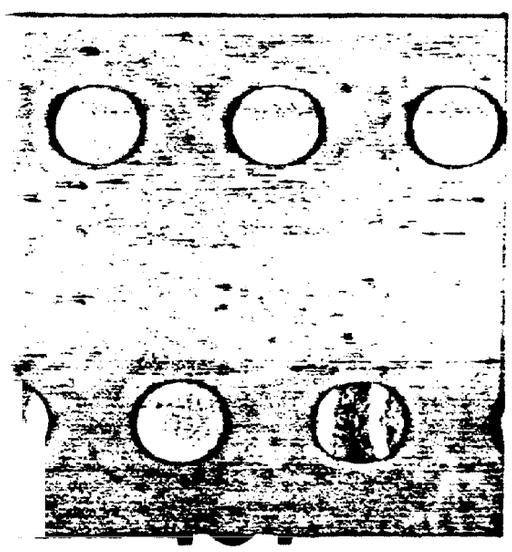
NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 28, 2001
STATE OF TENNESSEE

Subscribed and sworn before me, this the 31st day of October, 1997.

J. Michael Morgan
Notary Public
My commission expires:

6842 11/03 0101 03CHECK 267.63





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

RECEIVED OF _____

FOR _____

BOOK 10668 PG 330

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	69900.00
CON TX	258.63
PRFEE	1.00
WDEED	8.00
TOTAL	267.63
CHECK	267.63

11/03/97 01 14:54 0001 6842

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0365500
IDENTIF. & REFERENCE

97 NOV -3 PM 2:52
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1216054