0388773

MAIL ENV. IDENTIF. # REFERENCE

THIS INSTRUMENT PREPARED BY:
Eva M. Lemeh
Lemeh & Associates
4300 Kings Lane
Nashville, TN 37218

98 JAN -9 MAIL ENV.

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

WARRANTY DEED

BOOK 10753 PG 299

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL NO.:
Daphne Russell **3244 Leawood Drive** **Nashville, TN 37218**	**SAME**	**80-8-393**

0559 01/09 0101 03CHECK 226.93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $58,900.00

Daphne Russell
Affiant

Subscribed to and sworn before me this 8th day of January 1998.

Notary Public

My Commission Expires: March 25, 2000

EVA M. LEMEH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

FOR AND IN CONSIDERATION of the sum of Fifty Eight Thousand Nine Hundred Dollars ($58,900.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **LAURA FORTIER**, an unmarried person (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **DAPHNE RUSSELL**, an unmarried person (the "Grantee"), her heirs, legal representatives, successors and assigns, certain real estate in located in Davidson County, Tennessee, more particularly described as follows:

Land in the 13th Civil District of Davidson County, Tennessee, being Lot 13 as shown on the plan of Bordeaux Hills Addition, of record in Plat Book 4460, page 9, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description. .

Being the same property conveyed to LAURA FORTIER, UNMARRIED by Quitclaim Deed from ALICE HUGHES LEWIS, A WIDOW of record in Book 10102, page 809, Register's Office for Davidson County, Tennessee .

This is improved real property known as 3244 Leawood Drive, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantee, her heirs, legal representatives, successors and assigns forever. I covenant with the said Grantee that I am lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her heirs, legal representatives, successors and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness my hand this 8th day of January, 1998.

LAURA FORTIER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LAURA FORTIER**, the within named 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 instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 8th day of January, 1998.

Notary Public

My Commission Expires: March 25, 2000

EVA M. LEMEH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10753 PG 301

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 58900.00
CON TX 217.93
PRFEE 1.00
WDEED 8.00
TOTAL 226.93
CHECK 226.93

01/09/98 01 13:08 0001 0559

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0388773
IDENTIF. # REFERENCE
98 JAN -9 PM 1:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1241223