After Recording Return To:
Title Enterprises, Inc.
3354 Perimeter Hill, #114
Nashville, TN 37211

BOOK 10798 PG 866

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Cloyd Russell and wife, Yvonne Hinson Russell**, herein after referred to as "Grantor", has this day bargained and sold and does hereby transfer and convey unto **George Scott Alexander and wife, Christy Alexander**, hereinafter referred to as "Grantees") their heirs and assigns, forever, that certain parcel of real estate located in **Davidson County, State of Tennessee,** and being described as follows, to-wit:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE APART HEREOF:

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenants with the said Grantees that he is lawfully seized and possessed of said parcel of real estate, and that he has a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and binds himself, his heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 3RD **day of** February, **19**98.

4802 02/18 0101 03CHECK 353.00

Cloyd Russell Jr. CRJr
CLOYD RUSSELL

Yvonne Hinson Russell YHR
YVONNE HINSON RUSSELL

98FEB 18 PM 2:35

040199

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **CLOYD RUSSELL AND YVONNE HINSON RUSSELL,** the within named bargainor, to me personally known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and acknowledged that they executed the same as his free act and deed for the purposes therein contained.

Witness my hand and official seal this 3RD day of February, 1998

Julia A. Taylor
Notary Public
My Commission Expires: 02/22/2000

NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

BOOK 10798 PG 867

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$0.~~ $100,000.00

Grant B. Stockton
Affiant

Subscribed and sworn to before me this 3RD day of February, 1998

Lola A. Taylor
Notary Public

LOLA A. TAYLOR
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

My Commission Expires: 02/22/200

THIS INSTRUMENT PREPARED BY:

Title Enterprises, Inc.
3354 Perimeter Hill , # 114
Nashville, Tennessee 37211

MAP AND PARCEL NUMBERS: Map 89D Group B Parcel 18

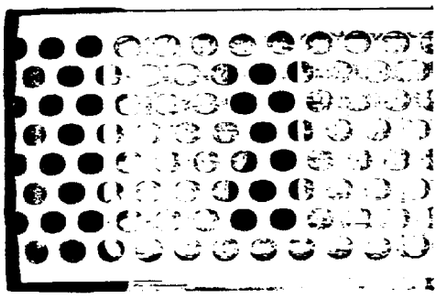
ADDRESS NEW OWNER:	SEND TAX BILLS TO:
GEORGE ALEXANDER 4818 JEFFERY DRIVE NASHVILLE, TN 37211	Same

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 178 on the plan of Kenilworth, Section Four, of record in Book 3300, page 34, 35, and 36, Register's Office for said County.

Said Lot No. 178 fronts 67.1 feet on the northeasterly margin of Jeffrey Drive and extends back 164.5 feet on the northwesterly line and 169.3 feet on the southeasterly line to a dead line in the rear, measuring 69.3 feet thereon.

Being the same property conveyed to Lloyd Russell, Jr. and wife, Yvonne Hinson Russell by Warranty Deed from Donna Marie Gunselman, now Donna Marie Gunselman Sanders, Michael Lynn Gunselman and James Mark Gunselman, dated February 12, 1979 and recorded December 13, 1979 in Book 5394, page 720, Register's Office for Davidson County, Tennessee.



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

RECEIVED OF _____

FOR _____ BOOK 10798 PG 869

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

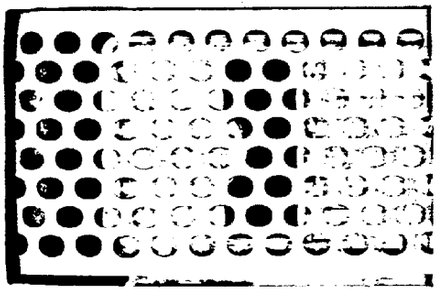
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 100000.00	
			CON TX 370.00	
			PRFEE 1.00	
			TDEED 12.00	
			ERR CO	
			TDEED 12.00-	
			WDEED 12.00	
			TOTAL 383.00	
			CHECK 383.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/18/98 01 14:34 0001 4802



0401995
IDENTIFICATION REFERENCE
98 FEB 18 PM 2:35
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1255305