BOOK 10852 PG 269

This Instrument Prepared By:

Brenda Franks Hale
Hale and Hale Attorneys
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Ronald E. Bussell and wife, Doris J. Bussell 4116 Philhall Parkway Antioch, Tennessee 37013	SunTrust Bank, Nashville P.O. Box 305110, 7th Floor Nashville, TN 37230-5110	150-4-128

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

x Doris J. Bussell
AFFIANT

Sworn to and subscribed before me
this 24 day of March, 1998.

NOTARY PUBLIC

My Commission Expires: 8/2/2001

BRENDA FRANKS HALE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

MY COMMISSION EXPIRES AUG. 2, 2001

98 MAR 25 AM 9:50

MAIL ENV.

04116261

IDENTIFICATION REFERENCE

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, F. KEITH COX and wife, SARAH SIMON, hereinafter called the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto RONALD E. BUSSELL and wife, DORIS J. BUSSELL, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 626 on the Plan of Revised, Phase III, Kensington of Priest Lake, of record in Book 6900, page 236, Register's Office for said County.

SAID Lot No. 626 fronts 97.00 feet on the southwesterly margin of Philhall Parkway and extends back 125.00 feet on the southeasterly line and 125.00 feet on the northwesterly line to a dead line in the rear measuring 97.00 feet thereon.

BEING the same property conveyed to F. Keith Cox and his wife, Sarah Simon, by Warranty Deed from Phillips Builders, Inc. of record in Book 8137, page 974, Register's Office for Davidson County, Tennessee.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns, forever;

AND GRANTORS do 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. Davidson County taxes for the year 1998 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 150-4-128.

2. Subject to Restrictive Covenants contained in instrument of record in Book 7149, page 669, Register's Office for Davidson County, Tennessee.

3. All matters appearing on the Plan of Revised, Phase III, Kensington of Priest Lake of record in Book 6900, page 236, Register's Office for Davidson County, Tennessee.

AND GRANTORS DO FURTHER covenant and bind themselves, their heirs and assigns, 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.

This improved property is known as 4116 Philhall Parkway, Antioch, Tennessee 37013.

WITNESS our hands this 24 day of March, 1998 in Franklin, Tennessee.

F. Keith Cox
F. KEITH COX

Sarah Simon
SARAH SIMON

Sarah Simon Cox

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named F. Keith Cox and wife, Sarah Simon, the bargainors, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained. also known as Sarah Simon Cox

Witness my hand and official seal at Franklin, Tennessee, this 24 day of March, 1998.

Notary Public

My commission expires: 4/22/2001

BRENDA FRANKS HALL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

MY COMMISSION EXPIRES APRIL 22, 2001

0184 03/25 0101 03CHECK 749.00

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 200000.00
CON TX 740.00
PRFEE 1.00
WDEED 8.00
TOTAL 749.00
CHECK 749.00

03/25/98 01 09:51 0001 0184

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04162611
IDENTIFICATION REFERENCE

98 MAR 25 AM 9:50

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY, TN

No. 1270503