BOOK 10874 PG 710

THIS INSTRUMENT PREPARED BY:

T. Turner Snodgrass
95 White Bridge Road, Suite 223
Nashville, TN 37205

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Nos.
Velma G. Russell 1818 Tammany Drive Nashville, TN 37216	Same	072-16-0 / 013.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantors, Ervin B. Russell and Edward P. Russell, Jr., have this day bargained and sold, and do hereby transfer and convey to Grantee, Velma G. Russell, her heirs, personal representatives and assigns, all of their right, title and interest in and to certain real property, situated in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot 21 on the Map of Sherwood, First Addition, as of record in Book 1835, page 23, Register's Office for said County.
>
> Said Lot No. 21 fronts 125 feet on the west side of Tammany Drive ans runs back between lines 151.6 feet on the north line and 151.9 feet on the south line, to a dead line on which it measures 125 feet.
>
> Being the same property conveyed to Mary L. Russell, now deceased, and Edward P. Russell, now deceased, by deed from Mary L. Covington Russell recorded in Book 4213, page 546, Register's Office for Davidson County, Tennessee. And, being the same property distributed to Velma Russell, Ervin B. Russell and Edward P. Russell, Jr., pursuant to judgement, dated November 18, 1997, in the matter of the Estate of Edward P. Russell, deceased, probate No. 98777, in the Probate Court for Davidson County, Tennessee.

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $25,000.00

Ervin B. Russell
Affiant

Sworn to and subscribed before me this 30th day of March, 1998.

Notary Public

My Commission Expires: My Commission Expires JAN. 29, 2000

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This is improved property known as 1818 Tammany Drive, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title, and interest thereto belonging to Grantee, her successors and assigns. Grantors covenant and bind themselves to specially warrant and defend the title to said property to Grantee, her heirs, personal representatives and assigns, against the lawful claims of all persons claiming by, through or under Grantors, but not otherwise. This conveyance is subject to property taxes for 1998 and matters of record.

IN WITNESS WHEREOF, Grantors have executed this Deed on this 27th & 30th day of MARCH, 1998.

ERVIN B. RUSSELL, UNMARRIED

EDWARD P. RUSSELL, JR.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this 30TH day of March, 1998 before me personally appeared ERVIN B. RUSSELL, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 30th day of March, 1998.

Notary Public

My Commission Expires: My Commission Expires JAN. 29, 2000

STATE OF TEXAS)

COUNTY OF DALLAS)

On this 27th day of March, 1998 before me personally appeared EDWARD P. RUSSELL, JR., to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 27th day of March, 1998.

MARI LEE A. TETI
NOTARY PUBLIC
State of Texas
Comm. Exp. 07-07-2001

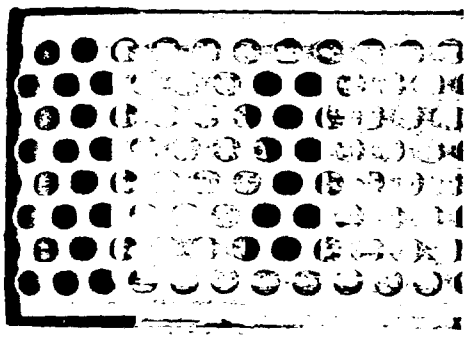
Notary Public

My Commission Expires: 7-7-2001

04222212
IDENTIF. & REFERENCE
98 APR -6 PM 2:31
REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

6472 04/06 1101 02



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

RECEIVED OF _____

FOR _____

BOOK 10874 PG 712

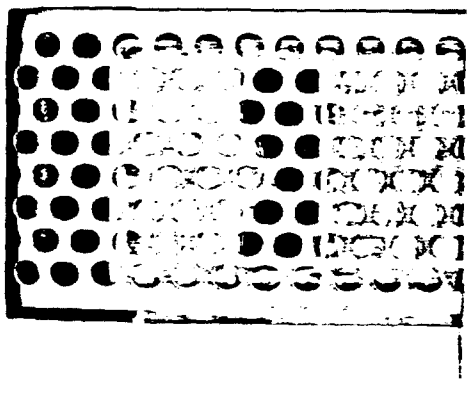
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

ORMT	25000.00
CON TX	92.50
PRFEE	1.00
WDEED	8.00
TOTAL	101.50
CHECK	101.50

04/06/98 01 14:31 0001 6473

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04222212
IDENTIF. & REFERENCE
98 APR -6 PM 2:32
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1276715