PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

BOOK 10994 PG 310

W & I Ref: (sk) Title No: 40016
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David C. Russell Kimberly A. Russell 2749 Fleet Drive Hermitage, TN 37076	First Bank & Trust 1691 N. Mt. Juliet Road Mt. Juliet, TN 37122

TAX MAP-PARCEL NUMBERS: 086-14-B-090

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 131,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gerry D. Crownover and Tonya M. Hunt, as joint tennants with right of survivorship,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **David C. Russell and spouse, Kimberly A. Russell,** hereinafter called the **Grantee,** Grantee's 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. 40 on the Plan of Fleetwood Subdivision, Phase Two of record in Plat Book 6900, Pages 738 and 739, Register's Office for said County.

SAID Lot No. 40 fronts 50.00 feet on the westerly margin of Fleet Drive and extends back 145.65 feet on the northerly line and 139.68 feet on the southerly line to a dead line in the rear, measuring 50.35 feet thereon.

BEING the same property conveyed to Gerry D. Crownover and Tonya M. Hunt as joint tenants with right of survivorship by deed from Michael J. Bride and wife, Lisa M. Bride of record in Book 9908, Page 303, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This is improved property, known as: 2749 Fleet Drive, Hermitage, TN 37076

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of June, 1998.

Gerry D. Crownover

Tonya M. Hunt

State of Tennessee
County of Davidson

On this 26th day of June, 1998, before me the undersigned authority, personally appeared **Gerry D. Crownover** and **Tonya M. Hunt**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 131000.00

Affiant

Sworn and subscribed before me on the 26th day of June, 1998.

My Commission Expires: _____ Notary Public

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

0455648
IDENTIF. → REFERENCE

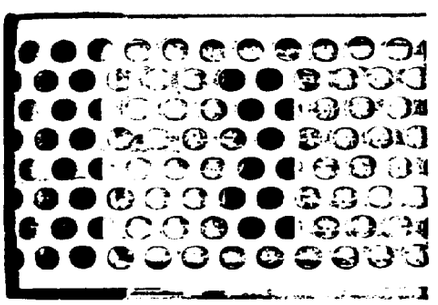
98 JUN 26 PM 1:51

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6300 06/26 0101 03CHECK 493.70

Widoc: Deed Wty—12/92

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



RECEIVED OF _____

FOR _____

BOOK 10994 PG 312

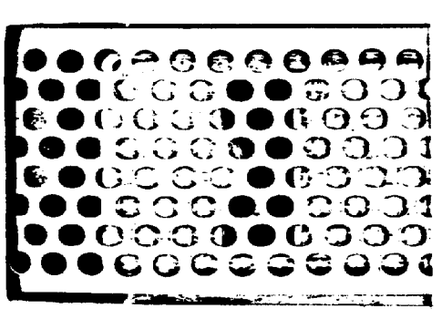
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
131000.00
MOR TX 484.70
PRFEE 1.00
WDEED 8.00
TOTAL 493.70
CHECK 493.70

06/26/98 01 13:52 0001 6300

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0455648
IDENTIF. & REFERENCE
98 JUN 26 PM 1:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1312100