# WARRANTY DEED

BOOK 11085 PAGE 204

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF August 19 98

Notary Public

MY COMMISSION EXPIRES: 9/23/00
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| P. AL PECACHE | SAME | MAP 64-01-0-B |
| (NAME) | (NAME) | |
| 4061 BRANDYWINE POINTE | | PARCEL 3.00 |
| (ADDRESS) | (ADDRESS) | |
| OLD HICKORY, TN 37138 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Lyla H. Russell, Revocable Trust under Agreement dated July 31, 1995, by Carroll E. Russell, Trustee and Frederick Eugene Russell, Trustee
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO P. AL PECACHE AND WIFE, CONCHITA PECACHE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 40, on the plan of Phase One, Section 1, Brandywine Pointe, of record in Plat Book 7900, pages 170, 171 and 172, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lyla H. Russell, Revocable Trust under Agreement dated July 31, 1995, by Deed of record in Book 10517, page 461, Register's Office for Davidson County, Tennessee.

MAIL ENV.

98 AUG 27 PM 2:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. → REFERENCE
048051

unimproved ( )
This is improved (X) property, known as 4061 BRANDYWINE POINTE, OLD HICKORY, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this day of August 19 98

CARROLL E. RUSSELL, TRUSTEE

FREDERICK EUGENE RUSSELL, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JANE H. RUSSELL Revocable Trust Under Agreement Dated July 31, 1985 by Carroll E. Russell, Trustee and Frederick Eugene Russell, Trustee

the 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 GOODLETTSVILLE, Tennessee, this 21st day of August 19 98.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

2929 08/27 0101 03CHECK 1287.50

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARROLL E. RUSSELL, TRUSTEE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.
WITNESS my hand and official seal in Goodlettsville, Tennessee, on this ~~the 21st~~ day of August, 1998.

My commission expires: 9/23/00

NOTARY PUBLIC

CAROLYN A. LOANS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

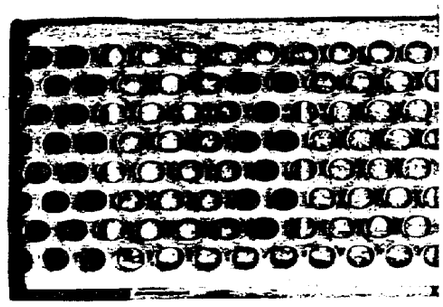
STATE OF VA :
COUNTY OF Prince Edward :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FREDERICK EUGENE RUSSELL, TRUSTEE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.
WITNESS my hand and official seal in ~~Goodlettsville~~ Farmville, ~~Tennessee~~ Virginia, on this the 25th day of August, 1998.

NOTARY PUBLIC

My commission expires: 11/30/00

BETH E. IRONMONGER NOTARY PUBLIC COMMONWEALTH OF VIRGINIA



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

RECEIVED OF _____

FOR _____

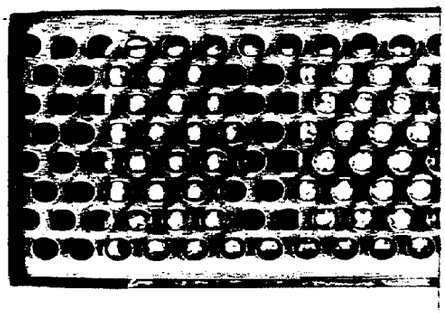
BOOK 11085 PAGE 206

| | | |
|---|---|---|
| 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 | 345000.00 |
| CON TX | 1276.50 |
| PRFEE | 1.00 |
| MDEED | 8.00 |
| CFEE | 2.00 |
| TOTAL | 1287.50 |
| CHECK | 1287.50 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2929



0480511
IDENTIF. ↑ REFERENCE

98 AUG 27 PM 2:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1338405