Box 1

WARRANTY DEED

BOOK 11246 PAGE 297

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF DECEMBER, 1998.

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: [illegible] 18, 2002

(AFFIX SEAL)

My Commission Expires 2-18-2002

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Compton Investment Properties, L.L.C.	OWNER	136-72
(NAME)	(NAME)	
2830 Smith Springe Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	,	
(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, **Ina Russell Sands and Barbara Russell Jones and William Mark Russell and Cheryl N. Russell and Mildred Russell Crawford and Robert L. Russell Jr.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Compton Investment Properties, L.L.C.**, 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:

Land in the Second Civil District of Said County:

Beginning at a stake in the South margin of Smith Spring's Road and running thence South 3671/2 feet to a post; thence West 275 feet to a point in fence; thence North to South margin of Smith Spring's Road 402 feet; thence with the South of said Margin of Smith Springs Road 175 feet to the point of beginning.

Being the same property conveyed to Robert Russell and wife, Lola May Russell by deed of record in Book 1385, Page 148, Register's Office for Davidson County, Tennessee. Robert Russell predeceased Lola May Russell. Lola May Russell died testate leaving as her sole heirs at law Ina R. Sands, Barbara R. Jones, Mildred R. Crawford, Robert L. Russell, Jr., William M. Russell and David M. Russell, reference docket #94P822, Davidson County Probate Court. David M. Russell died testate leaving as his sole heir at law Cheryl N. Russell reference David Michael Russell will in Wilson County Probate Court.

This instrument is executed on behalf of Ina Russell Sands, Barbara Russell Jones, William Mark Russell, Cheryl N. Russell and Mildred Russell Crawford by Robert L. Russell, Jr., as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Book 11246, Page 292 and Book 11246 Page 295 in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ■ property, known as **2811 Smith Springs Road, Nashville, TN 37217**
(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.

[redacted]

Witness my/our hand(s) this 4th day of December, 1998.

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William Mark Russell by Robert L. Russell

Cheryl N. Russell by Robert L. Russell

Mildred Russell Crawford by Robert L. Russell

Ina Russell Sands by Robert L. Russell

Barbara Russell Jones by Robert L. Russell

Robert L. Russell, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12/4/98 before me personally appeared Robert L. Russell, Jr., the person who executed the foregoing instrument on behalf of Ina Russell Sands, Barbara Russell Jones, William Mark Russell, Cheryl N. Russell, Mildred Russell Crawford, and acknowledged that he executed the same as the free act and deed of the said Ina Russell Sands, Barbara Russell Jones, William Mark Russell, Cheryl N. Russell, Mildred Russell Crawford and Robert L. Russell, Jr., through Power of Attorney granted Robert L. Russell, Jr. by the said Ina Russell Sands, Barbara Russell Jones, William Mark Russell, Cheryl N. Russell, Mildred Russell Crawford.

NOTARY PUBLIC AT LARGE HARDIN CO. TENN.

Notary Public

Commission Expires:

My Commission Expires 2-19-2002

8540 12/10 0101 03CHECK 473.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Robert L. Russell, Jr., the bargainor, 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 at Nashville, Tennessee, this 4th day of December, 1998.

NOTARY PUBLIC AT LARGE HARDIN CO. TENN.

Notary Public

Commission expires:

My Commission Expires 2-19-2002

98 DEC 10 AM 10:49

BILL BARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ➔ REFERENCE

0523388

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11246 PAGE 299

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 125000.00
CON TX 462.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 473.50

CHECK 473.50
12/10/98 01 10:51 0001 8540

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0523388
IDENTIF. ↑ REFERENCE

98 DEC 10 AM 10:49

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1383519