WARRANTY DEED

BOOK 11475 PG. 25

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS
$ 59,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January, 1998

Notary Public

MY COMMISSION EXPIRES: 1-20-02
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SERVICE TITLE & ESCROW COMPANY, INC.,
4721 TROUSDALE DRIVE, SUITE 216, NASHVILLE, TENNESSEE 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Affiliated Building Services, Inc.	Same	
4721 Trousdale Drive, Ste. 216		94-13-29
Nashville, TN 37220		

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 OF WHICH IS HEREBY ACKNOWLEDGED, WE, WILLIAM S. RUSSELL AND WIFE, REBECCA C. RUSSELL HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Affiliated Building Services, Inc. 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 Davidson County, Tennessee, being Lot No. 15 on the plan of Block "K" in the Hermitage Addition, of record in Book 57, pages 42, 43 & 108, all in the Registers Office for Davidson County, Tennessee.

BEING the same property conveyed to the grantors by deed from Maudest Rodell of record in Book 9335, page 674, Registers Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

THIS IS IMPROVED (XX) UNIMPROVED ( ) PROPERTY KNOWN AS:
165 Little Green Street, Nashville, Tennessee 37210
(HOUSE NUMBER) (STREET) (CITY) (STATE) (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 our hand(s) this the 16th day of January, 1998.

William S. Russell

Rebecca C. Russell

By: William S. Russell
William S. Russell, ATtorney at Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, William S. Russell, the within named bargainor(s), 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 purpose therein contained.

WITNESS my hand, at office, this the 16TH day of January, 19 98

Karen Saylor
NOTARY PUBLIC

My Commission Expires: 1-20-02

STATE OF TENNESSEE
COUNTY OF _____

BOOK 11475 PG. 26

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged _____ to be President (or other officer authorized to execute this instrument) of the _____, the within named bargainor, a corporation, and that _____ as such _____, being authorized to do so, executed the foregoing instrument for the purpose therein, by signing the name of the corporation by _____ as _____.

WITNESS my hand and seal, at office in _____, this the _____ day of _____, 19____.

_____
NOTARY PUBLIC

My Commission Expires:_____

99 MAY 12 AM 10:07
WILL GAMMELL
DAVIDSON COUNTY REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
0585993

MAIL ENV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William S. Russell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged himself to be Attorney-in-Fact for Rebecca C. Russell, and that he as such Attorney-in-Fact, being authorized to do so, executed the foregoing instrument for the purpose therein, by signing for Rebecca C. Russell as Attorney-in-Fact.

WITNESS my hand and seal, at office in Nashville, this the 16TH day of January, 1998.

Karen Saylor
Notary Public

My Commission Expires: 1-20-02

05/12 0101 CHECK 229.20

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

BOOK 11475 PG. 27

0585993

IDENTIFICATION REFERENCE

99 MAY 12 AM 10:07

BILL GARRETT-REGISTER
DAVIDSON COUNTY, TN.

CAMT	59000.00
CON TX	218.30
PRFEE	1.00
MPEED	8.00
CFEE	2.00
TOTAL	229.30
CHECK	229.30

05/12/99 - 01 10:11 0001 5006

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1459654