This Instrument Prepared By:
Brokers Escrow Services, Inc.
P. O. Box 140255
211 Donelson Pike, Suite 2
Nashville, Tennessee 37214

MAIL ENV.

99 SEP -9 AM 8:11

06338851

ADDRESS NEW OWNER:
JAY WILFONG
940 ALLEN ROAD
NASHVILLE, TENNESSEE 37214

SEND TAX BILL TO:
To New Owner

MORTGAGEE:
Traders National Bank
P.O. Box 1000
120 North Jackson Street
Tullahoma, Tennessee 37388

MAP **149 04-0**
PARCEL **044.00**

WARRANTY DEED

BOOK 11655 PAGE 38

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MARLENE WITHROW RUSSELL,** hereinafter called the GRANTOR, have bargained and sold, and by these presents, do transfer and convey unto **JAY R. WILFONG** ,and wife **Cynthia Wilfong** hereinafter called the GRANTEE, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 302 on the Plan of Edge-O-Lake Estates, Section 5, of record in Book 3500, Page 126, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

Being the same property conveyed to Thomas J. Withrow and Ruby C. Withrow from Irma M. Allen and husband Kenneth L. Allen by Deed of record in Book 5280, Page 546, Register's Office for Davidson County, Tennessee.

Ruby (Rubye)C. Withrow having died on January 9, 1995 leaving Thomas J. Withrow as sole owner. Thomas J. Withrow having died testate on December 19, 1996 devised said property to his niece, Marlene Withrow Russell,of record in Book 10396, Page 497, Register's Office for Davidson County, Tennessee.

Garland B. Russell, spouse of Marlene Withrow Russell, hereby joins in the execution of this instrument for the sole purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Marlene Withrow Russell.

This is improved property known as **269 Bell Road, Nashville, Tennessee 37217**.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

Subject to the Plan of Record in Plat Book 3500, Page 126 Registers Office, Davidson County, Tennessee.

Subject to Restrictions of record in Book 3858, Page 65, Register's Office for Davidson County, Tennessee.

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, their heirs and assigns, forever and

GRANTOR do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out and GRANTOR do further covenant and bind themselves their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 31st day of August, 1999.

BOOK 11655 PAGE 39

Marlene Withrow Russell
MarleneWithrow Russell

Garland B. Russell
Garland B. Russell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Marlene Withrow Russell and husband Garland B. Russell**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of August, 1999.

NOTARY PUBLIC

My Commission Expires: June 15, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $83,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of August, 1999.

NOTARY PUBLIC

My Commission Expires: June 15, 2003

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11655 PAGE 40

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

063385 I

REFERENCE

99 SEP -9 AM 8:11

REGISTER
DAVIDSON COUNTY, TN.

CAMT	83000.00
CON TX	307.10
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	318.10
CHECK	318.10

09/09/99 01 08:13 0001 6320

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1514322