FILE BOX 45

WARRANTY DEED

BOOK 11671 PAGE 93

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF September 19 99

Notary Public

MY COMMISSION EXPIRES: March 24, 2001

(AFFIX SEAL)

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey T. Russell	Southeastern Mortgage of	MAP 74-8
(NAME)	(NAME)	
7012 Bonnalake Drive	115 29th Avenue South	PARCEL 220
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37212	
(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, Agnes E. Perry Stinson, a married person, formerly Agnes E. Perry

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey T. Russell, married

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. 1023, on the plan of Hermitage Hills, Section 10, and a resubdivision of a portion of Section 7, of record in Plat Book 3600, Page 50, 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 Agnes E. Perry, a married person by deed from Carl E. Kirkingburg and wife, Joan M. Kirkingburg, of record in Book 11071, Page 126, Register's Office for said County.

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

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ( )
This is improved (X) property, known as 7012 Bonnalake Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RECEIVED FOR RECORD
SEP 22 AM 10:09
DAVIDSON COUNTY, TN

06382712

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 20th day of September, 19 99

Agnes E. Perry Stinson
Agnes E. Perry Stinson

RECEIPT
09/22/99 0101 DSCHECK
362.50

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11671 PAGE 94

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Agnes E. Perry Stinson, a married person, formerly Agnes E. Perry

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 Nashville, Tennessee, this 20th day of September, 19 99.

Commission expires March 24, 2001

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11671 PAGE 95

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

U6382 72 REFERENCE

09-22-99 11:08:59

CAMT	95000.00
CON TX	351.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	362.50
CHECK	362.50

09/22/99 01 11:02 0001 1039

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1518985