THIS INSTRUMENT WAS PREPARED BASED ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAMINATION WAS MADE. PICK-UP

Instr:200001140004937 Page: 1 OF 2
REC'D FOR REC 01/14/2000 9:22:29AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $277.50

Prepared by:
Lassiter, Tidwell & Hildebrand
Attorneys at Law
428 Wilson Pike Circle
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $75,000.00

Affiant

Subscribed and sworn to before me, this 10th day of December, 1999.

Notary Public
My commission expires: J. A. OWENS Notary Public, Davidson Co., TN My Comm. Expires Oct. 25, 2003

JANE A. OWENS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Richard V. Russell, Sr.	NEW OWNER	Map 119-1-0
322 Valeria Street		Par. 385
Nashville TN 37210		06DA-15384

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Roy C. Anderson and wife, Betty J. Anderson hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Richard V. Russell, Sr. and wife, Wanda Kay Russell hereinafter called the Grantees their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being Lot No. 50 on the Plan of Overhill City and W. H. Fox Subdivision, of record in Book 332, Page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. This is the same description as in the previous deed of record.

Being the same property conveyed to Roy C. Anderson and wife, Betty J. Anderson by Quitclaim Deed from Peter R. Gray and wife, Erna M. Gray, of record in Book 8320, Page 967, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 322 Valeria Street, Nashville, Tennessee 37210

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 successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves and our heirs successors and assigns and representatives, to warrant and forever defend the title to said land to 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 10TH day of December, 1999 .

Roy C. Anderson

Betty J. Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Roy C. Anderson and Betty J. Anderson with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purpose therein contained.

Witness my hand, at office in Nashville, Tennessee, this 10 day of December, 1999 .

Notary Public

My Commission expires:

J. A. OWENS
Notary Public, Davidson Co., TN
My Comm. Expires Oct. 25, 2003

