Instr:200002010010405 Page: 1 OF 2
REC'D FOR REC 02/01/2000 1:09:22PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $44.40

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com
W & I Ref: (cwi)

PREPARED FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bobby Gene Russell Linda Startup Russell 3102 Keeling Avenue Nashville, Tennessee 37216	SAME

TAX MAP-PARCEL NUMBERS: 72-5-72

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ernest H. Startup and spouse, Mary Dismukes Startup,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bobby Gene Russell and spouse, Linda Startup Russell,** hereinafter called the **Grantee**, Grantee's heirs, or successors, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Beginning at a point in the westerly margin of Keeling Avenue, said point being opposite the south margin to Thomas Avenue and same being the southeast corner of the property conveyed to Mrs. Elsie C. Startup by deed from B.A. Overton and wife, of record in Book 1160, Page 487, Register's Office for Davidson County, Tennessee, and said point being marked by an iron pin; thence with the westerly margin of Keeling Avenue northerly 174 feet to an iron pin; thence west 249.5 feet to an iron pin in the right-of-way of the L & N R.R.; thence with said right-of-way southwesterly 192.3 feet to an iron pin; thence easterly 332.5 feet to the point of beginning. The northerly part of the above-described land having been conveyed to the Ernest H. Startup and wife, Mary Dismukes Startup, by deed from the Bobby Gene Russell and wife, Linda Startup Russell, herein of record in Book 1756, Page 411, said Register's Office, but the description in said latter deed not being certain said property is included in this conveyance, as it was in the last conveyance, to make same certain. Being part of the same property conveyed to Mrs. Elsie C. Startup by deed from B. A. Overton and wife, of record in Book 1160, page 487, Register's Office for Davidson County, Tennessee.

Derrivation for all of the above: Being the same property conveyed to Ernest H. Startup and wife, Mary Dismukes Startup by deed from Bobby Gene Russell and wife, Linda Startup Russell by Warranty Deed of record in Book 7123, Page 886, Register's Office for Davidson County Tennessee.

This is unimproved property, known as: 3100 Keeling Avenue, Nashville, Tennessee 37216

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on 30th, January, ~~19~~ 2000.

Ernest H. Startup
Ernest H. Startup
Grantor

Mary Dismukes Startup
Mary Dismukes Startup
Grantor

State of Tennessee
County of Davidson

Before me, the undersigned authority, personally appeared **Ernest H. Startup and Mary Dismukes Startup**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Witness my hand and seal on 30th, January, ~~19~~ 2000.

Lori E. Crague
Notary Public

LORI E. CRAGUE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

[Affix Notarial Seal]

My Commission Expires: 9/29/2001

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 12,000.00

Bobby Gene Russell
Affiant

Sworn and subscribed before me on 30th, January, ~~19~~ 2000.

Lori E. Crague
Notary Public

LORI E. CRAGUE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9/29/2001