Instr:200005180049945 Page: 1 OF 2
REC'D FOR REC 05/18/2000 10:41:21AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $259.00

MAP AND PARCEL:
162-06-230

This Instrument Prepared
From Information Furnished
by the Parties by:
Bolin and Ward, Attorneys
304 South Lowry
Smyrna, Tennessee 37167

NAME AND ADDRESS OF NEW OWNERS

Ronald Dale Russell
6209 Couchville Pike
Mt. Juliet, TN 37127

NAME AND ADDRESS OF PERSON PAYING TAXES

SAME AS ABOVE

FOR AND IN CONSIDERATION of the sum of Seventy Thousand and 00/100 ($70,000.00) Dollars, cash in hand paid, receipt of which is hereby acknowledged.

Nicole Barnes, an unmarried woman, has bargained and sold and does hereby transfer and convey unto Ronald Dale Russell, a married man, his heirs and assigns, forever, that certain parcel of real estate situated in Davidson County, State of Tennessee, and being further described as follows:

SITUATED in Davidson County, Tennessee and being known and designated as all of Lot Number Four (4) on the plan of VALLEY GREEN SUBDIVISION, as the same appears of record in Plat Book 4460, Page 96 in the Register's Office of Davidson County, Tennessee to which Plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Fred Thomas Barnes and Nicole Barnes by deed of record in Book 6920, Page 647, Register's Office of Davidson County, Tennessee; Fred Thomas Barnes died on 5/17/98 leaving the property to Nicole Barnes as surviving tenant in the entirety.

THIS CONVEYANCE IS MADE Subject to public utility and drainage easements, setback lines and other special requirements or restrictions imposed by the appropriate governmental body, utility and/or health department as shown on subdivision plat of record in Plat Book 4460, Page 96; Restrictive Covenants of record in Book 4622, Page 277; all of record in the Register's Office of Davidson County, Tennessee, and to all zoning and subdivision regulations of appropriate governmental body along with any easements and right of ways of public roads and utilities.

TO HAVE AND TO HOLD the said tract or parcel of land in fee simple together with all of the appurtenances, estate and title thereunto belonging unto said Grantee herein, his heirs and assigns, forever.

And, Grantor does covenant with the said Grantee herein that she is lawfully seized and possessed of said land in fee simple; has a good right to convey the same; and, the same is unencumbered except as above noted. The 2000 property taxes will be prorated between the parties to date.

And, Grantor does further covenant and bind Grantor, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee herein, his heirs and assigns, against the lawful claims of all persons, whomever.

Possession of the property herein sold will be given to the Grantee with deed.

IN WITNESS WHEREOF, Grantor has executed the foregoing on this 16th day of May, 2000.

Nicole Barnes

State of Tennessee

Rutherford County

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, Nicole Barnes, an unmarried woman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND on this 16th day of May, 2000.

Notary Public

My Commission Expires: 02/22/2002

DAVID G. BOLIN NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

State of Tennessee

Rutherford County

I hereby swear or affirm that the actual consideration or the fair market value of the property transferred, which ever is greater, is $70,000.00.

Affiant

Sworn to and subscribed before me this
16th day of May, 2000.

Notary Public

My Commission Expires: 02/22/2002

DAVID G. BOLIN NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

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