# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,000.00

47

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF October, 2000

Notary Public
Bertie Jo Whitaker

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Gerald S. Russell (NAME) | SUNTRUST BANK (NAME) | MAP 7-10 |
| 1982 Tinnin Road (ADDRESS) | P. O. BOX 305110, 7TH FLOOR (ADDRESS) | PARCEL 5 |
| Goodlettsville, TN 37072 (CITY) (STATE) (ZIP) | NASHVILLE, TN 37230-5110 (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, Freida Ann Cunningham Richardson and husband, Edmond Lee Richardson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gerald S. Russell and wife, Sharon J. Russell

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:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Hudgin Acres Estates, of record in Plat Book 7900, page 99, Register's Office for Davidson County, Tennessee, to which Plan reference is here amde for a more complete description of the metes and bounds of said lot.

Being the same property conveyed to Freida Ann Cunningham by deed from Donald Lewellen and Glenda Lewellen, of record in Book 9007, Page 638, Register's Office for Davidson County, Tennessee.

Freida Ann Cunningham and Freida Ann Cunningham Richardson is one and the same person.

Edmond Lee Richardson joins in this conveyance for the purpose of conveying al right, title and interest in and to said property, marital or otherwise.

Davidson County DEEDWARR
Recvd: 10/18/00 13:20 2pgs
Fees:11.00 Taxes:680.80

20001018-0103342

unimproved ( )
This is improved ( X) property, known as 1982 Tinnin Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand S this 12th day of October, 2000

Freida Ann Cunningham Richardson
Freida Ann Cunningham Richardson

Edmond Lee Richardson
Edmond Lee Richardson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Freida Ann Cunningham Richardson and husband, Edmond Lee Richardson

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 12th day of October, 2000

Commission expires 10-25-03

Notary Public
Bertie Joe Whitaker

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 _____, _____.

My commission expires _____

_____
Notary Public