Davidson County DEEDWARR
Recvd: 01/17/01 10:00 2pgs
Fees:11.00 Taxes:875.05
20010117-0004995

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 3rd day of January, 2001.

Notary Public

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

My Commission Expires: 10/22/01

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Paul D. Russell and Delia B. Russell
329 Swynford Court
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/parcel: 172-13-0-A-061.000CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Pulte Homes Tennessee Limited Partnership, a Nevada limited partnership** hereinafter referred to as Grantors, hereby transfers and conveys to **Paul D. Russell and wife, Delia B. Russell** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being all of Lot No. 11, Williams Grove, Section 2 of record in Plat Book 9700, page 903 in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Pulte Homes Tennessee Limited Partnership by Warranty Deed from Lester L. Williams, Jr., Trustee under the Last Will and Testament of Lester L. Williams, deceased and the Williamson Family, L.P., a Tennessee Limited Partnership of record in Book ~~1793~~ 11325, page ~~699~~ 624 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 9700, Page 903, Register's Office for Davidson County, Tennessee.

Easement for sewer of record in Book 11388, page 728 in said Register's Office.

HOA Charter of record in Book 10741, page 671 in said Register's Office.

All matters of record as shown on affidavit of record in Book 11356, page 464 in said Register's Office.

Restrictive covenants contained in an instrument of record in Book 10741, page 678; Book 11167, page 755; in Book 11643, page 316 and in Instrument No. 1999 120603 00190 all in the Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 10741, page 716 in said Register's Office.

All other easements and restrictions of record in said Register's Office.

This is improved property known as 329 Swynford Court, Brentwood, Tennessee 37027.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 3rd day of January, 2001.

PULTE HOMES TENNESSEE LIMITED PARTNERSHIP

Mary McCloud Poston, Closing Coordinator

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Mary McCloud Poston with whom I am personally acquainted and who upon his oath acknowledged himself to be the Closing Coordinator of Pulte Homes Tennessee Limited Partnership and that she as such Closing Coordinator being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by the said Mary McCloud Poston, as such Closing Coordinator.

Witness my hand and official seal, this 3rd day of January, 2001.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 10/22/01

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