FILE BOX 7

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP39626

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/30/01 13:19 2pgs
Fees:11.00 Taxes:381.10

20010330-0030796

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th day of March, 2001

Notary Public

MY COMMISSION EXPIRES: 5/20/02

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

My Commission Expires

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann C. Rich	National City Mortgage Co	142-5C-38
1020 Todd Preis Drive	3232 Newmark Drive	
Nashville, TN, 37221	Miamisburg, Ohio 45342	

FOR AND IN 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, I/WE,

William A. Russell unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ann C. Rich, unmarried AND Brandon H. Rich,unmarried, joint tenants with right of survivorship

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 a part of the Plan of River Plantation, Section Four Condominium Apartments, of record in Book 4860, pages 16 and 19, amended in Book 4860, page 108, said Register's Office, to which plan reference is hereby made for a more complete description, the part conveyed being described as follows:

Unit No. T-402 on the Plan together with the carport designated No. T-402-C, as shown in and described by the Master Deed Establishing Horizontal Property Regime with respect to River Plantation Section Four Condominiums.

Being the same property conveyed to William A. Russell, married by Deed from Rebecca A. Whorley Hutcheson and husband, Robert H. Hutcheson, Jr. of record in Book 11604, page 681, Davidson County Register's Office.

Unimproved ( )
This is improved (X) property known as 1020 Todd Preis Drive, Nashville, TN 37221

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 my/our hand(s) this 9th day of March, 2001

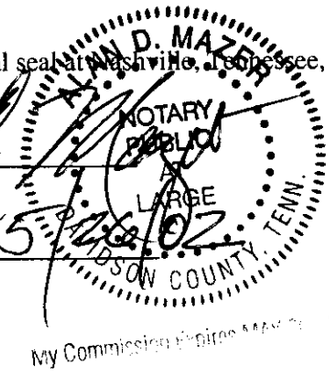
X William A Russell X

William A. Russell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named William A. Russell unmarried, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of March, 2001



Notary Public

My Commission Expires: 5 Feb 02

My Commission Expires MAY