File Box 24

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Kevin S. Russell
939 Inverness Avenue
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 04/20/01 09:46 2pgs
Fees:11.00 Taxes:764.05
20010420-0039174

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 118-2
PARCEL 67
16DA-11400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, THE 939 INVERNESS AVENUE TRUST (No.00-0711-1) hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Kevin S. Russell, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 2 and the easterly 21 feet of Lot No. 3 on the Plan of R. A. Coleman's Subdivision of the Thornton Tract, of record in Book 547, Page 108, Register's Office for Davidson County, Tennessee, described as follows:

SAID Lot No. 2 and part of Lot No. 3 front together 91 feet on the southerly side of Inverness (formly Thornton) Avenue, and extends back between lines, 282.2 feet, more or less, on the west line and 281 feet on the east line to a dead line.

Being the same property conveyed to THE 939 INVERNESS AVENUE TRUST (No.00-0711-1), by deed from David E. Mardis and wife, Debra L. Mardis of record in Instr: 20010420 - 0039173 Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Book 547, Page 108, said Register's Office.

Taxes for 2001 have been pro-rated and assumed by Grantee(s).

This is improved property known as 939 Inverness Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kevin S. Russell, his heirs and assigns, forever; and THE 939 INVERNESS AVENUE TRUST (No.00-0711-1) does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it; and does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 11th day of April, 2001.

THE 939 INVERNESS AVENUE TRUST (No.00-0711-1)

Neil D. Wright, President, WCG, Inc. as Trustee for THE 939 INVERNESS AVENUE TRUST (No.00-0711-1)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Neil D. Wright with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of WCG, Inc., Trustee for THE 939 INVERNESS AVENUE TRUST (No.00-0711-1), the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by, the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 11th day of April, 2001.

Notary Public

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 206,500.00.

AFFIANT

Subscribed and sworn to before me this 11th day of April, 2001.

NOTARY PUBLIC
My Commission Expires: 11/27/2004

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.