THIS INSTRUMENT PREPARED BY: Mudter & Patterson Attorneys-at-Law 2000 Richard Jones Road, #110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 17854	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $ 407,000.00 Susan Garner Russell Affiant Subscribed and sworn to before me, this 30th day of April, 2001. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MR/MRS. KENNETH W. RUSSELL	BANK OF AMERICA	MAP 117-12-0
1476 Clairmont Place	P.O. Box 305140	PARCEL 83.00
Nashville, Tennessee 37215	Louisville, Kentucky 40323	FB# 16DA03685

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JOHN R. HOOTON, III AND WIFE, BONNIE T. HOOTON, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to KENNETH W. RUSSELL AND WIFE, SUSAN GARNER RUSSELL, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1476 Clairmont Place, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of April, 2001.

Davidson County DEEDWARR
Recvd: 05/01/01 13:17 2pgs
Fees:11.00 Taxes:1505.90
20010501-0043834

Ron L. Hooton
JOHN R. HOOTON, III

Bonnie T. Hooton
BONNIE T. HOOTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN R. HOOTON, III AND BONNIE T. HOOTON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2001.

My Commission Expires: _____

Notary Public

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 1 of Block "A" on the Plan of Galecrest No. 2 as of record in Book 843, page 30, Register's Office for said County, described according to a copy of a survey thereof made by W. B. Southgate, Surveyor, June 29, 1937, as follows:

Beginning at the southwest intersection of Clairmont Avenue and Woodmont Avenue, being the northeast corner of Lot No. 1; thence westwardly with the southerly margin of Woodmont Avenue, 109 feet to the northeast corner of the land conveyed to Charles L. Rathburn and wife, by deed from M. G. Horkins, Trustee, of record in Book 1031, page 94, said Register's Office; thence with Rathburn's easterly line, southwestwardly 119 feet 6 inches to a point 5 feet east of the line between Lots Nos. 1 and 2, being Rathburn's southeast corner; thence southeastwardly 131 feet to a point on the westerly margin of Clairmont Avenue; thence with the margin of the same, northeastwardly 162 feet to the beginning.

Being the same property conveyed to John R. Hooton and wife, Bonnie R. Hooton by deed from Bruce J. Stewart and wife, Lauretta M. Stewart appearing as Instrument No. 200004130037321, said Register's Office.

Together with an easement for a fence contained in an instrument appearing as Instrument No. 200003140025954, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; (2) Easement of record as Instrument No. 200003140025954; and (3) All matters appearing on the Plan of record in Plat Book 843, page 30, said Register's Office.

Bonnie T. Hooton being one and the same as Bonnie R. Hooton.