WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/23/01 11:12 3pgs
Fees:15.00 Taxes:666.00

20010523-0053432

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,000.00

Benton William Morvant
Affiant

SUBSCRIBED, SWORN TO AND BEFORE ME, THIS THE 15th DAY OF May, 2001

TONI J. LEWIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES: November 27, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PROFESSIONAL TITLE & ESCROW CO, 101 SHEPHERD HILLS DRIVE, MADISON, TENNESSEE 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BENTON WILLIAM MORVANT (NAME)	CLARENCE W. RUSSELL (NAME)	MAP 34-13
1431 GALLATIN ROAD NORTH (ADDRESS)	500 CAMPBELL ROAD (ADDRESS)	PARCELS 254, 256
MADISON, TENNESSEE 37115 (CITY) (STATE) (ZIP)	MADISON, TENNESSEE 37115 (CITY) (STATE) (ZIP)	AND 257

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, CLARENCE W. RUSSELL AND WIFE, SARAH A. RUSSELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BENTON WILLIAM MORVANT AND WIFE, CONNIE MARIE MORVANT

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 lying in Davidson County, Tennessee, being more particularly described as follows:

Tract I:
Being a parcel of land described according to a survey made by Ernest Medlin, Surveyor, dated August 18, 1981 and further described as follows:

Beginning at the intersection of the westerly margin of Gallatin Road and the northerly margin of Dry Creek Road, thecne with same westerly 106 feet; thence northerly with the common line between it and the adjoining lot, 40 feet; thence easterly andp arallel with the northerly margin of Dry Creek Road 106 feet to a point in the westerly margin of Gallatin Road; thence southerly 40 feet to the point of beginning.

Tract II:

Being a parcel of land shown described according to a survey made by Ernest Medlin, Surveyor, dated August 18, 1981 and described as follows:

Beginning at a point which is approximately 139.26 feet from the center line of Gallatin Road and on the northerly margin of Dry Creek Road; thence northerly and parallel with Tract I hereinabove-described, a distance of approximately 142 feet to a point; thence westerly approximately 40 feet to a point; thence southerly a distance of approximately 142 feet to a p oint; thence easterly and parallel to the northerly margin of Dry Creek Road, a distance of approximately 40 feet to the point of beginning.

CONTINUED

unimproved ( )
This is improved (X) property, known as 1431 GALLATIN ROAD NORTH, MADISON, TENNESSEE 37115
(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 15th day of May, 2001

Clarence W. Russell
CLARENCE W. RUSSELL

Sarah A. Russell
SARAH A. RUSSELL

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 CLARENCE W. RUSSELL AND WIFE, SARAH A. RUSSELL

the bargainor SAT, 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 MADISON, Tennessee, this 15th day of May, 2001.

TONI J. DAVIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Commission Expires November 27, 2004

Notary Public

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

LEGAL DESCRIPTION CONTINUATION

Tract III:

Being a parcel of land adjoining the Tract II hereinabove-described and further described by a survey of Ernest Medlin, Surveyor, dated August 8, 1981 and described as follows:

Beginning at a point on the northerly margin of Dry Creek Road, a distance of approximately 180.51 feet from the center line of Gallatin Road; thence North 15 degrees East and parallel to Tract II hereinabove-described, a distance of approximately 149.5 feet to a point; thence westerly a distanceo f approximately 41.25 feet to a point; thence South 15 degrees West, a distance of approximately 149.5 feet to a point in the northerly margin of Dry Creek Road; thecne easterly along Dry Creek Road a distance of 41.25 feet to the point of beginning.

Being the same property conveyed to Clarence W. Russell and wife, Sarah A. Russell by deed of record in Book 8254, page 434, Register's Office for Davidson County, Tennessee.