STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public, this 7th day of June, 2001.

Notary Public

My Commission Expires:_____

ROBYN LEE DUBRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 31, 2004

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

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

Davidson County DEEDWARR
Recvd: 06/14/01 09:27 2pgs
Fees:11.00 Taxes:434.75
20010614-0062723

ADDRESS NEW OWNER(S) AS FOLLOWS:
Dwight D. Farris
4104 Tea Garden Way
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
150-140-096.00

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, **Henry Harold Russell and wife, Darlene Marie Russell,** hereinafter referred to as Grantors, hereby transfers and conveys to **Dwight D. Farris, an unmarried person,** hereinafter referred to as 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. 5, Tea Garden Place, according to survey and plat of same appearing of record in Plat Book 8250, page 571, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to HENRY HAROLD RUSSELL and wife, DARLENE MARIE RUSSELL by deed from Southeast Builder Group of record in Book 10427, page 927, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 8250, Page 571, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7861, page 420; and Book 8149, page 337, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7861, page 420; and Book 8149, page 337, Register's Office for Davidson County, Tennessee.

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

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEE who will be responsible for payment of said taxes.

This is improved property known as 4104 Tea Garden Way, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** 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 **GRANTEE**, his 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 7th day of June, 2001.

Henry Harold Russell

Henry Harold Russell

Darlene Marie Russell

Darlene Marie Russell

By Henry Harold Russell
Attorney in Fact

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 Henry Harold Russell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of June, 2001.

Notary Public

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 9-11-2001

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 Henry Harold Russell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, who acknowledged that he is the attorney-in-fact of Darlene Marie Russell and who further acknowledged that he executed the forgoing instrument for the purposes therein contained by signing his name as the attorney-in-fact of Darlene Marie Russell. Power of Attorney recorded concurrently herewith. #20010614 0062722

Witness my hand and official seal this 7th day of June, 2001.

Notary Public

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 9-11-2001

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