Warranty Deed

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $151,000.00.

Davidson County DEEDWARR
Recvd: 11/13/01 12:35 2pgs
Fees:13.00 Taxes:558.70

20011113-0124400

Subscribed and sworn to before me, this 9th day of November, 2001.

Notary Public

My Commission Expires: 7/26/2003

THIS INSTRUMENT WAS PREPARED BY:

Carolyn F. Piphus, Atty., **Smith, Hirsch, Blackshear & Harris, PLC.**, One Vantage Way, Suite B-105, Nashville, Tennessee 37228

Name & Address of new owner(s):	MAIL TAX BILLS TO:	Map/Parcel Numbers
Petra Vital-Fontenot 213 Crosshaven Court Antioch, Tennessee 37013	Petra Vital-Fontenot 213 Crosshaven Court Antioch, Tennessee 37013	164-9-15

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **CHARLES E. RUSSELL AND WIFE ALISHA M. RUSSELL** HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESES PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO **PETRA VITAL-FONTENOT AND HUSBAND, GARRETT PAUL FONTENOT** HEREINAFTER CALLED GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being Lot Number 295 on the Plan of Final Plat, Section One, Asheford Crossing, of record in Plat Book 7900 at page 937, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Charles E. Russell and wife, Alisha M. Russell by deed from Robert M. Adkins and wife, Tracy R. Adkins of record in Book 11643, page 369, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Matters shown on the Plan of record in Book 7900, page 937, Register's Office for Davidson county, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10154, page 857, Register's Office for Davidson county, Tennessee.

Restrictive covenants contained in instrument of record Book 9336, page 238 and Book 9651, page 900 and amended in Book 9980, page 482, Book 10301, page 180, Book 10640, page 941, and Book 10717, page 97, Register's Office for Davidson County, Tennessee.

By Laws of record in Book 9651, page 925, said Register's Office.

Any other easements and restrictions of record.

This is improved property known as 213 Crosshaven Court, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and do covenant with the said GRANTEES that they 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 they do further covenant and bind themselves, their 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 this 9th day of November, 2001.

Charles E. Russell

Charles E. Russell

Alisha M. Russell

Alisha M. Russell

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me personally appeared Charles E. Russell and Alisha M. Russell to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose herein contained, and who acknowledged the execution of the same to be their free act and deed.

Witness our hand and official seal at office in Nashville, Tennessee, this 9th day of November, 2001.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 7/26/2003