THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 11/19/01 18:37 2pgs
Fees:13.00 Taxes:304.88
20011119-0126958

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Michelle L. Nichols 605 Hadley Street Old Hickory, TN 37138	Franklin American Mortgage 501 Corporate Centre Dr. S-400 Franklin, TN 37067	44-11-103 4D 42010

FOR AND IN 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,

Charles W. Russell, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michelle L. Nichols, a married woman

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 in Davidson County, Tennessee, being Lot Number 118, on the Plan of Section "A", on the Plan of E. I. du Pont de Nemours and Company's Subdivision, as of record in Plat Book 1424, Page 68, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles W. Russell, a married man by Quit Claim Deed of record in Book 8844, Page 619, Register's Office for Davidson County, Tennessee.

Sue Russell, spouse of Charles W. Russell, joins in this conveyance for the express purpose of conveying any and all of her right, title and interest, including all marital and homestead rights in and unto the within described property, to the named Grantee(s).

This conveyance is subject to all restrictions and easements of record.

This is improved property known as: 605 Hadley Avenue Old Hickory, TN 37138

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 HANDS THIS 9th day of November, 2001

Charles W. Russell

Charles W. Russell

Sue Russell

Sue Russell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Charles W. Russell, a married man and wife, Sue Russell

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 9th day of November, 2001

My Commission expires: August 24, 2003

K. J. Shelton
Notary Public

NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires AUG 24, 2003

STATE OF TENNESSEE

COUNTY OF DAVIDSO

Personally appeared before me , in his/her capacity as Attorney in Fact for , with whom I am personally acquainted, and who acknowledged the he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney in Fact of the maker and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office this the 9th day of November, 2001

K. J. Shelton
Notary Public

My Commission expires: August 24, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is $ 82,400.00

Affiant

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

K. J. Shelton
Notary Public

My Commission Expires: August 24, 2003

NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires AUG 24, 2003