First Title & Escrow Co., Inc.
File Box 9-B

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$141,000.00~~/ $141,400.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of January, 2002.

Notary Public

My Commission Expires: 2-16 2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Davidson County DEEDWARR
Recvd: 01/28/02 09:01 2pgs
Fees:13.00 Taxes:523.18
20020128-0011275

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
Anissa J. Marth and Douglas J. Sanborn
2625 Somerset Drive
Nashville, Tennessee

SEND TAX BILLS TO: Bank of America
2059 Northlake Parkway
Tucker, GA 30084

MAP-PARCEL NUMBERS:
135-160-A-072.00 CO

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, **Wendell M. Russell and wife, Nicole L. Russell,** hereinafter referred to as Grantors, hereby transfer and convey to **Anissa J. Marth and Douglas J. Sanborn, as joint tenants with specific right of survivorship,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot Number 114 on the Plan of Subdivision for Tracts 8, 9, and 10 of Nashboro Village, of record in Plat Book 5200, Page 186 thru 189, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Wendell M. Russell and Nicole L. Gizelar (now known as Nicole Russell), as joint tenants with specific right of survivorship, by deed from Rodney Allen Hudson of record in Book 10182, Page 81, Register's Office for Davidson County, Tennessee.

County/City Taxes for the year 2002 are a lien, not currently 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 GRANTEES who will be responsible for payment of said taxes.

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.

This is improved property known as 2625 Somerset Drive, Nashville, Tennessee. 37217

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 I do covenant with the said **GRANTEES** 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 **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 my hand this 25th day of January, 2002.

Wendell M. Russell

Nicole L. Russell

Nicole L. Russell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wendell M. Russell and wife, and Nicole L. Russell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of January, 2002.

Notary Public

11.22.05
My Commission Expires

04718-BP