Davidson County DEEDWARR
Recvd: 02/25/02 10:11 2pgs
Fees:13.00 Taxes:580.90

20020225-0023528

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Barbara McGee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of February, 2002.

Notary Public

MY COMMISSION EXPIRES: December 11, 2005

(AFFIX SEAL)

TRENT LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Brian Russell	Fifth Third Mortgage Company	146-11-52
(NAME)	(NAME)	
5052 Dovecote Drive	250 West Main Street, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Lexington, KY 40507	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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,

LYNN SMITH AND WIFE, KAREN SMITH,

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

DAVID BRIAN RUSSELL AND WIFE, JENNIFER L. RUSSELL,

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 No. 79 on the Plan of Crieve Hall Estates, Section One, Revised, as of record in Book 1835, Page 122, 123, and 124, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lynn Smith and wife, Karen Smith by deed from John C. Wehby and wife, Kathy G. Wehby of record in Book 7712, Page 19, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved

This is improved ☒ property, known as 5052 Dovecote Dr., Nashville, TN 37220
(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 my/our hand(s) this 22nd day of February, 2002.

Lynn Smith
Lynn Smith

Karen Smith by Lynn Smith
Karen Smith by her Attorney in Fact

Attorney in fact

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 Lynn Smith ~~and wife, Karen Smith,~~ the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee this 22nd day of February, 2002

Commission expires: ~~December 11, 2005~~ 5/28/03

Sharon L. Riney
Notary Public

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 Lynn Smith to me known to (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Karen Smith, and acknowledged that he executed the same by Power of Attorney, as the free act and deed of said Karen Smith.

Witness my hand and official seal at Brentwood , Tennessee this 22nd day of February, 2002

Commission expires: ~~December 11, 2005~~ 5/28/03

Sharon L. Riney
Notary Public