Davidson County DEEDWARR
Recvd: 04/25/02 09:55 2pgs
Fees:13.00 Taxes:222.00

20020425-0051037

FROM: KEVIN S. RUSSELL

TO: IAN D. HARTERT

Address New Owner as Follows: Send Tax Bills To: Map-Parcel No.

Ian D. Hartert and
1410 Dallas Ave. Map 118-1
Nashville, TN 37212 SAME Parcel 54

This instrument prepared by: WALLER LANSDEN DORTCH & DAVIS, Attorneys, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $60,000.00

Affiant

Subscribed and sworn to before me, this the 16th day of April, 2002.

NOTARY PUBLIC

My Comm. Expires: My Commission Expires JULY 26, 2003

DEBRA L. GE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, KEVIN S. RUSSELL, unmarried, hereinafter referred to as "GRANTOR", has bargained and sold, and by these presents do transfer and convey unto IAN D. HARTERT, hereinafter called "GRANTEE", his 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. 15 on the plan of Victoria Place, of record in Book 332, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ian D. Hartert and Kevin S. Russell of record in Book 10602, page 335, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following:

1. 2002 Metropolitan County taxes.

2. All matters as shown on the plan of record in Book 332, page 10, said Register's Office.

This is improved property known as 1410 Dallas Ave., Nashville, Tennessee 37212.

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 GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, 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 its hand this 18th day of April, 2002.

Kevin S. Russell

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 Kevin S. Russell, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 18th day of April, 2002.

DEBRA L. GENTRY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 26, 2003

NOTARY PUBLIC

My Commission Expires

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