Instrument Prepared By:
R01562BB
FIRST NATIONAL FINANCIAL TITLE SERVICES, INC.
1418 West Main St., Suite B
Lebanon, Tennessee 37087
615-547-0471 * fax 615-547-0473

File #:

# WARRANTY DEED

THIS INDENTURE, made and entered into this 16th day of August, 2002, by and between John B. Russell, Unmarried, party of the first part, and Dawn Ashford, Unmarried, party of the second part.

WITNESSETH that for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and said party of the first part has bargained and sold and does hereby bargains, sell convey and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County of the State of Tennessee, and being Map, Group, and Parcel Number 075-12-0-A/083.00 CO, to wit:

Situated in Davidson County, State of Tennessee, and being further described as:

**LOT 4, CEDAR CREEK,** PHASE TWO, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 5, IN THE REGISTER'S OFFICE OF Davidson COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Being the same property conveyed to the Grantor herein by Quitclaim deed dated FEBRUARY 3, 1998, and recorded FEBRUARY 3, 1998, in BOOK 10781, PAGE 84 Registers Office for Davidson County, Tennessee.

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

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their/his/her heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he/she/they is/are lawfully seized in fee of the aforedescribed real estate; that they/she/he have/has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he/she/they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

Davidson County DEEDWARR
Recvd: 08/20/02 15:26 2pgs
Fees:13.00 Taxes:421.80
20020820-0100790

WITNESS the signature of the said party of the first part the day and year first above written.

John B. Russell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said County and State, John B. Russell, the within named bargainer(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he\she\they executed the within instrument for the purposes therein contained.

Witness by hand, at office, this 16th day of August, 2002.

Notary Public

My Commission Expires:

JAMES H. BOYD, JR. NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 09/10/2005

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the consideration for this transfer or value of the property transferred, whichever is greater is $114,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

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

Notary Public

My Commission Expires:

JAMES H. BOYD, JR. NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 09/10/2005

PROPERTY ADDRESS AND SEND TAX BILL TO:
New Owner
4925 Scotts Creek
Hermitage, TN. 37076