This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Damon T. Williams
1085 Simms Road
Kingston Springs, TN 37082

SEND TAX BILLS TO:
Same

Davidson County DEEDWARR
Recvd: 01/28/03 14:03 2pgs
Fees:13.00 Taxes:118.40
20030128-0011603

WARRANTY DEED

(Map Number 82-6; Parcel Number 57.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **KEVIN L. RUSSELL and wife, LINDA D. RUSSELL,** have bargained and sold and do hereby transfer and convey unto **DAMON T. WILLIAMS**, his heirs and assigns, forever, that certain property located and situated in **Davidson** County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of the Nashville Housing Authority Subdivision, No. 1 as of record in Book 3700, page 42, of the Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 4 fronts 55.00 feet on the westerly margin of Joseph Avenue and runs back between parallel lines 145.0 feet to an alley, said alley being Alley No. 309.
>
> BEING the same property conveyed to Kevin L. Russell and wife, Linda D. Russell by quitclaim deed from Julian W. Blackshear, Jr., Trustee, of record in Book 8859, page 660, as re-recorded in Book 9226, page 669, Register's Office for Davidson County, Tennessee.
>
> The legal description contained herein is the same as that contained in the previous instrument of record.
>
> THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Book 3700, page 42, to restrictive covenants of record in Book 3994, page 928 and Book 3368, page 23, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as: **712 Joseph Avenue, Nashville, TN 37207**

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2003 real property taxes which will be prorated at closing and assumed by the Grantee.

GRANTORS FURTHER COVENANT and binds Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this the 17th day of January, 2003.

KEVIN L. RUSSELL

LINDA D. RUSSELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared KEVIN L. RUSSELL and wife, LINDA D. RUSSELL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 17th day of January, 2003

Glenn S. Macbeth, Notary

My Commission Expires: August 20, 2006

GLENN S. MACBETH NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.
MY COMMISSION EXPIRES: AUGUST 20, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$32,000.00**, 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 this 17th day of January, 2003

Glenn S. Macbeth, Notary

My Commission Expires: August 20, 2006

GLENN S. MACBETH NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.
MY COMMISSION EXPIRES: AUGUST 20, 2006