Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Michael W. Russell
Wendell M. Russell
1009 Central Valley Court
Hermitage, TN 37076

SEND TAX BILL TO:
Owner

MAP 87
GROUP 13
PARCEL 82

MORTGAGEE:

None

Davidson County DEEDWARR
Recvd: 02/10/03 11:34 2pgs
Fees:13.00 Taxes:283.05
20030210-0018016

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) 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, **Gary F. Dillard, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Michael W. Russell, married and Wendell M. Russell, married** 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. 241 on the Plan of Valley Grove, Section 4, of record in Plat Book 5800, page 174, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Gary F. Dillard, unmarried by deed from Patricia Ann Frame, unmarried of record in Book 10068, page 543, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 1009 Central Valley Court, Hermitage, Tennessee 37076.

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, GRANTOR does covenants with the said "GRANTEES" 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 "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 4th day of February, 2003.

Gary F. Dillard by April M Rushton P.O.A.
April M. Rushton, as attorney-in-fact for Gary F. Dillard

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **April M. Rushton, as attorney-in-fact for Gary F. Dillard**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained and she further acknowledged that she is the attorney-in-fact for **Gary F. Dillard**, and that as said attorney-in-fact she executed the within Warranty Deed by signing the name of **Gary F. Dillard** as his free act and deed.

WITNESS my hand and official seal this 4th day of February, 2003.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 5/29/2005

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $76,500.00

AFFIANT

Subscribed and sworn to before me on this 4th day of February, 2003.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/29/2005