ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Jackson J. Russell	Union Planters Bank, National Association	
	Attn: Tax Dept.	MAP and PARCEL
621[redacted] Belgium Drive	7130 Goodlett Farms Parkway	75-12 12
Hermitage, TN 37076	Cordova, TN 38016	

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

WARRANTY DEED

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 and sufficiency of all of which are hereby acknowledged, We, **Evelyn W. [redacted] Bevers, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Jackson J. Russell, an unmarried person** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 240 on the Plan of Highlands of Tulip Grove, as of record in Book 4675, Page 140, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Evelyn W. Bevers, unmarried, by Warranty Deed dated February 24, 1994, from Arthur C. Flatt and wife, Lane M. Flatt, of record in Book 9262, Page 28, Register's Office for Davidson County, Tennessee.

This is property with a common address of 621/623 Belgium Drive, Hermitage, TN 37076.

PROPERTY CONVEYED "AS IS."

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 4675, Page 140, said Register's office and all matters therein; (3) Restrictive Covenants of record in Book 4793, Page 157; Book 4849, Page 767; Book 5020, ,Page 58; Book 5028, Page 357; Book 5545, Page 321; Book 6017, Page 179, all in said Register's office.

Davidson County DEEDWARR
Recvd: 02/28/03 10:54 2pgs
Fees:13.00 Taxes:481.00

20030228-0026764

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $130,000.00

Affiant

Subscribed and sworn before me this 27th day of February, 2003.

Notary Public

My Commission Expires: _____

CINDY S. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN 26, 2006

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **27th** day of **February, 2003**.

X Evelyn W. Bevers
Evelyn W. Bevers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Evelyn W. Bevers, unmarried** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **27th** day of **February, 2003**.

Notary Public
My Commission Expires:

CINDY S. SMITH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY

My Commission Expires JAN 28, 2006

File No. 0302-059