Davidson County DEEDWARR
Recvd: 03/07/03 11:47 2pgs
Fees:13.00 Taxes:1054.50

20030307-0030428

Prepared by & After Recording Return To:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075
File No. 05-0302-60706

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $ 285,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of February, 2003.

Notary Public: Angela A. Ramsey
My commission expires: 05/28/06

Address of New Owner:	Send Tax Bills to:	Tax Information
David C. Russell 4973 Brick Church Pike Goodlettsville, TN 37072	ABN AMRO Mortgage Group 777 E. Eisenhower, Suite 700 Ann Arbor, MI 48108	024-00-0165.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Guy Monroe Knox, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to David C. Russell and wife, Kimberly A. Russell, hereinafter called the Grantees, their successors 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, and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated February 5, 1986, as follows:

BEGINNING at an iron pin set in the easterly margin of Brick Church Pike, a corner to Kenneth Elkins, and being the most southwest corner of this tract; thence, with the easterly margin of said Pike, N. 24 deg. 00 min. 00 sec. E. 270.37 feet to an iron pin set in the easterly margin of said Pike; thence, leaving said Pike, S. 67 deg. 23 min. 15 sec. E. 253.87 feet to an iron pin set by a sycamore tree; thence, N. 66 deg. 37 min. 22 sec. E. 1007.43 feet to an iron pin set in a fence line; thence, S. 7 deg. 55 min. 42 sec. W. 748.58 feet to a corner post; thence, N. 73 sec. 33 min. 41 sec. W. 66.82 feet to a corner post; thence, S 17 deg. 12 min. 03 sec. W. 92.27 feet to an iron pin set at a fence corner; thence, N. 76 deg. 19 min. 09 sec. W. 1105.80 feet to the beginning, containing 12.00 acres, more or less.

Being the same property conveyed to Guy Monroe Knox and wife, Susan E. Knox by deed from Ollie Ayers Redding a/k/a Ollie Aires Redding, of record in Book 6793, Page 448, Register's Office for Davidson County, Tennessee; being further conveyed to Guy Monroe Knox by QuitClaim Deed from Susan E. Knox, of record in Book 8925, Page 176, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4973 Brick Church Pike, Goodlettsville, Tennessee 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their 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 my hand this 28th day of February, 2003.

Guy Monroe Knox

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Guy Monroe Knox, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained

Witness my hand in Hendersonville, Tennessee, this 28th day of February, 2003.

Notary Public: Angela A. Ramsey

My Commission expires 05/28/06

