03

Realty Title 48-A

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

ADDRESS NEW OWNER:
**Stephan Russ**
**7328 Cavalier Rd.**
**Nashville, Tennessee 37221**

Davidson County DEEDWARR
Recvd: 04/24/03 08:24 2pgs
Fees:13.00 Taxes:584.23
20030424-0054912

SEND TAX BILL TO:
**Mortgagee**

MORTGAGEE:
**SunTrust Mortgage, Inc.**
**201 Fourth Avenue North, 7th Floor**
**Nashville, TN 37219**

| | |
|---|---|
| MAP | **142** |
| GROUP | **03** |
| PARCEL | **4.00** |

# 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, **Reed A. Richardson, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Stephan Russ and wife, Lisa Russ**, hereinafter called the "GRANTEES", its 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, being Lot No. 70 of on the Plan of Cross Timbers Section 2, of record in Plat Book 3700, page 92, 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 Reed A. Richardson, unmarried by deed from David L. Goodrich and wife, Peggy S. Goodrich of record in Instrument no. 20020104-0001741, 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 7328 Cavalier Rd., Nashville, Tennessee 37221.

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", its successors and assigns, forever, and, GRANTORS do covenant with the said "GRANTEES" that they are lawfully seized 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; and, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and its successors 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 hands this the ~~22nd~~ 18th day of April, 2003 .

Reed A. Richardson

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Reed A. Richardson**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this ~~22nd~~ 18th day of April, 2003.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/04

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual value or consideration, whichever is greater, for this transfer is $157,900.00.

AFFIANT

Subscribed and sworn to before me on this ~~22nd~~ 18th day of April, 2003.

NOTARY PUBLIC

My Commission Expires: 3/14/05