Davidson County DEEDWARR
Recvd: 06/25/03 09:39 3pgs
Fees:18.00 Taxes:148.00
20030625-0087097

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Nancy D. Minchey 108 Emily Dr. Goodlettsville, TN 37072	Same as New Owner	Map 19-13 Parcel 27

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, COMER RUSSELL, unmarried, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto NANCY D. MINCHEY, hereinafter referred to as the "GRANTEE", her 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. 7 and the west 20 feet of Lot No. 6, and a small portion of the east part of Lot No. 8 on the Plan showing subdivision of part of W.B. Myer's Home Place, at Goodlettsville, Tennessee, as of record in Book 547, page 41, Register's Office for said County.

Said Lot No.7 and the west 20 feet of Lot No.6 and part of Lot No.8 are more particularly described as follows:
BEGINNING at a point on the southerly margin of Connell Street, said point being the common corner of Lots Nos. 7 and 8 in said subdivision; running thence, with the southerly margin of Connell Street, east 70 feet to a point 20 feet east of the common corner of Lots Nos. 6 and 7 in said subdivision; thence in a southerly direction 140 feet to the northerly margin of an alley; thence with the northerly margin of said alley, westerly 82 feet to a point 12 feet west of the common corner of Lots Nos. 7 and 8; thence northerly 140 feet to the southerly margin of Connell Street, the point of beginning.

BEING the same property conveyed to Comer Russell and wife, Pauline Russell, by deed from Ethel M. Bratton, unmarried, of record in Book 2736, page 217, Register's Office for Davidson County, Tennessee. And, the said Pauline Russell died on 12/8/01 at which time the property became vested in her husband, Comer Russell, in fee simple. Comer Russell represents and warrants that all debts and obligations owing by Pauline Russell during her lifetime or by reason of her death, have been fully paid and satisfied.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 111 Connell St., Goodlettsville, TN 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 GRANTEE, her heirs and assigns, forever.

And I, the GRANTOR, do covenant with the said GRANTEE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2003, which are a lien, but not yet due and payable, will be paid, in full, without proration, by the GRANTEE, when due.

And, I, the GRANTOR, do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

MARY DEAN WELCH executes this Warranty Deed as Attorney-in-Fact for COMER RUSSELL, under a Power of Attorney recorded in Book 7955, page 872, Register's Office for Davidson County, Tennessee.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

Comer Russell
Mary Dean Welch atty-in-fact

COMER RUSSELL, unmarried
By: Mary Dean Welch, Attorney In Fact

"GRANTEE"

Nancy D. Minchey

NANCY D. MINCHEY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NANCY D. MINCHEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 18th day of June, 2003.

Patsy C. Davidson

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 18th day of June, 2003, before me, personally appeared Mary Dean Welch, to me known to be the person who executed the foregoing instrument on behalf of Comer Russell, and acknowledged that she executed the same as the free act and deed of the said Comer Russell.

WITNESS my hand and official seal this the 18th day of June, 2003.

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

My Commission Expires Dec. 6, 2005

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Affiant

Sworn to and subscribed before me, this the 18th day of June, 2003.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Dec. 6, 2005