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Davidson County DEEDWARR
Recvd: 07/31/03 15:36 2pgs
Fees:13.00 Taxes:505.05
20030731-0108929

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Richard A. Russell
Tonie M. Russell
5905 Retriever Court
Antioch, TN 37013

SEND TAX BILL:

SunTrust Mortgage, Inc.
P. O. Box 305110
Nashville, TN 37230-5110

MORTGAGEE:
SunTrust Mortgage, Inc.
P. O. Box 305110,
Nashville, TN 37230-5110

MAP AND PARCEL:
MAP 172-8, GROUP A,
PARCEL 58CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, JACQUELYN M. TOOLEY, UNMARRIED, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto RICHARD A. RUSSELL AND WIFE, TONIE M. RUSSELL, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 58, as shown on the map entitled Section Two, Hunters Branch, of record in Plat Book 6900, pages 336-337, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Jacquelyn M. Tooley, by deed of record in Book 11130, page 602, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 5905 Retriever Court, Antioch, TN 37013.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property 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 herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 30th day of July, 2003.

Jacquelyn M. Tooley

Jacquelyn M. Tooley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Jacquelyn M. Tooley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 30th day of July, 2003.

Notary Public

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005

My Commission Expires: 1/29/05

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $136,500.00.

Richard A. Russell
AFFIANT

Subscribed and sworn to before me
this 30th day of July, 2003.

NOTARY PUBLIC

My Commission Expires: 1/29/05

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005