WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/11/03 15:00 3pgs
Fees:18.00 Taxes:277.50

20031211-0178040

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 7,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF December 2003

Notary Public

MY COMMISSION EXPIRES: 3/25/2006
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires MAR. 25, 2006

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: **SAME AS NEW OWNER**	MAP-PARCEL NUMBERS
Phyllis Cooper (NAME)	~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ ~~AmeriTrust Mortgage Company, LLC~~ (NAME)	MAP 71-8
542 Wesley Avenue (ADDRESS)	(ADDRESS)	PARCEL 215
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, PATRICIA NELL RUSSELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phyllis Cooper

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 38 on the Map of Joywood Heights, Section 1, as of record in Book 1130, Page 91, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Wesley Avenue at the corner of Lots Nos. 38 and 39 on said plan; thence with the southerly margin of said Wesley Avenue, eastwardly 69 feet to the beginning of a curve; thence around said curve in a southeasterly direction 40.2 feet to a point in the westerly margin of Oakwood Avenue; thence with the westerly margin of said Oakwood Avenue, southwardly 152.3 feet to the northeast corner of Lot No. 37 on said plan; thence with the line between said Lots Nos. 37 and 38, westwardly 87 feet to the common corner of Lots Nos. 36, 37, 38, and 39, thence with the line between said Lots Nos. 38 and 39, northwardly 180.4 feet to the beginning.

Being the same property conveyed to Thomas Larry Russell, Jr. and wife, Evelyn Elizabeth Russell by deed from D. E. Rawls and wife, Alice M. Rawls, of record in Book 1779, Page 405, Register's Office for Davidson County, Tennessee. The said Thomas Larry Russell, Jr. having pre-deceased Evelyn Elizabeth Russell. Evelyn Elizabeth Russell having died intestate on August 2, 1996, in Davidson County, Tennessee leaving as her only heirs-at-law, Jay Tate Russell, Patricia Nell Russell and Thomas Larry Russell, III. Thomas Larry Russell, III having since conveyed his interest to Jay Tate Russell and Patricia Nell Russell by Quitclaim Deed, dated April 19, 2000 and recorded in Instrument No. 200004190039141, Register's Office for Davidson County, Tennessee. The said Jay Tate Russell having since died on October 29, 2002 leaving Jason Tate Russell as his only heir-at-Law. The said Jason Tate Russell having conveyed all his right, title and interest in and to subject property to Patricia Nell

CONTINUED

unimproved ( )
This is improved (X) property, known as 542 Wesley Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hand S this 10th day of December 2003

Patricia Nell Russell
Patricia Nell Russell
By: Thomas Larry Russell, III, Attorney-in-Fact

Thomas Larry Russell III Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PATRICIA NELL RUSSELL

the bargainor s, with whom I am personally acquainted or 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 Madison, Tennessee, this _____ day of _____, _____.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of December, 2003, before me personally appeared Thomas Larry Russell, III, to me known to be the person who executed the foregoing instrument on behalf of Patricia Nell Russell and acknowledged that he executed the same as the free act and deed of the said Patricia Nell Russell.

Witness my hand and official seal at Madison, Tennessee, this 10th day of December, 2003.

My commission expires: 3/25/2006

Notary Public

DEANIE L. GREGORY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 25, 2006

LEGAL DESCRIPTION CONTINUATION

Russell by Quitclaim Deed being recorded simultaneously herewith as Instrument No. 20031211 - 0178038 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE MAP OF JOYWOOD HEIGHTS, SECTION 1, AS OF RECORD IN BOOK 1130, PAGE 91, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.