Davidson County DEEDWARR
Recvd: 02/24/04 10:54 2 pgs
Fees:13.00 Taxes:480.63

20040224-0020699

THIS INSTRUMENT PREPARED BY:
Forsythe Title & Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 17502K

MAP/GROUP/PARCEL:
018-12-O-A/035.00 CO.

NEW OWNER'S NAME AND ADDRESS:
MARGARET D. RUSSELL
319 DORR DRIVE
GOODLETTSVILLE, TENNESSEE 37072

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, NORMAN R. MARSHALL and JEANETTE R. MARSHALL, HUSBAND AND WIFE, hereinafter called Grantors, do hereby transfer and convey unto MARGARET D. RUSSELL, AN UNMARRIED PERSON, her heirs and assigns, hereinafter called Grantee, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 35 ON THE LAN OF EMERALD COVE, OF RECORD IN BOOK 6900, PAGES 629-631, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

The subject property is commonly known as 319 DORR DRIVE, GOODLETTSVILLE, TN 37072.

BEING the same property conveyed to Grantors herein by deed of record in 200005220050685, Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, her heirs, successors, and assigns against the lawful claims of all persons whatsoever.

NORMAN R. MARSHALL

JEANETTE R. MARSHALL

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, NORMAN R. MARSHALL and JEANETTE R. MARSHALL, HUSBAND AND WIFE, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 20th day of FEBRUARY, 2004.

NOTARY PUBLIC

My Commission Expires:
1/20/08

SONDRA KIRBY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $129,900.00.

AFFIANT

Sworn to and subscribed before me, this the 20th day of February, 2004.

NOTARY PUBLIC

My Commission Expires:
1/20/08

SONDRA KIRBY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE