Lender's Title & Escrow, LLC
810 Crescent Centre Dr #250
Franklin, Tennessee 37067
615-778-9255 - Fax: 615-778-9015
e-mail: kandacet@lenderstitleescrow.com

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 69,000.00

Marie Bradford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2004

Jamie Crutchfield
Notary Public:

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

JAMIE CRUTCHFIELD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Curbside Properties	New Owner	Map 108
P.O.Box 24883		Group 16-0
Nashville, TN 37202		Parcel 151.00

FOR AND IN 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

Robert D. Russell

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Curbside Properties

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:

Being Lot No. 17B on the Plan of Percy Priest Woods, Section One, Zone Lot Division of Lots 13, 15, 16, 17, 18, 19 as of record in Plat Book 5200, Page 607, amending Plat Book 5200, Page 472, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert D. Russell and wife, Debra R. Russell, by deed from John M. Leonard and wife, Mary G. Leonard, of record in Book 7373, page 504, said Register's Office.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matter appearing on the Plan of record in Plat Book 5200, page 472, said Register's Office; and (3) Sign Easement of record in Book 6573, page 35, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 5984, page 865; Book 6020, page 270; Book 6097, page 11; Book 6560, page 667; Book 6353, page 307; and Book 6132, page 221, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3252 Priestwood Dr., Nashville, TN 37214

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 my hand this 25th day of June, 2004.

Robert D. Russell
Robert D. Russell

Davidson County DEEDWARR
Recvd: 06/28/04 15:57 2pgs
Fees:13.00 Taxes:255.30

20040628-0076681

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 Robert D. Russell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of June, 2004.

My Commission Expires: 3/31/07

Notary Public

