| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 23033-06-2004**<br>File Box 9B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $145,900.00.<br>Affiant<br>Subscribed and sworn to before me this 29th day of June, 2004.<br>Notary Public<br>My Commission Expires:<br>9/25/04 |

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2004

# WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| Nancy Y. Quinn<br>1444 Janie Avenue<br>Nashville, TN 37216 | Union Planters Mortgage<br>P.O. Box 2282<br>Memphis, TN 38101-2282 | Map No.072.04-0<br>Parcel No. 267.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard Mark Russell, Unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nancy Y. Quinn, Unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1444 Janie Avenue, Nashville, TN 37216

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 29th day of June, 2004.

Richard Mark Russell by Karen Hoff as Attorney-In-Fact

By Karen Hoff

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, Karen Hoff, 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 on behalf of Richard Mark Russell as his Attorney-In-Fact, as the free act and deed of the within named Richard Mark Russell.

Witness my hand and official seal at Nashville, Tennessee this 29th day of June, 2004.

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2004

NOTARY PUBLIC
expires
9/25/04

Davidson County DEEDWARR
Recvd: 07/02/04 15:25 2pgs
Fees:13.00 Taxes:539.83

20040702-0079440

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 10 Block "E" on the Plan of Country Club Estates, as of record in Book 843, page 95, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Richard Mark Russell, unmarried by deed dated July 3, 2000 from Robert A. Frech, Jr., unmarried of record in Instrument No. 20000711-0068399, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4191, page 484, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 843, page 95, Register's Office for Davidson County, Tennessee.