Record & Return To:

Jack Case Wilson Associates, LLC
204 Rivergate Parkway
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 12/02/04 14:35 2pgs
Fees:13.00 Taxes:517.63

20041202-0143873

H-1934

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. Jan 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $139,900.00

Affiant

Subscribed and sworn to before me, this 30th day of November, 2004.

Notary Public
My commission expires: 01/28/2006

08-0411-90431

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Charles Russell	Mortgage Lenders Network	033-060-A-007.00CO
1140 Campbell Road	3600 Mansell Road	
Goodlettsville TN 37072	Goodlettsville, TN 37072	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, David F. Read and wife, Maggie K. Read, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Charles Russell and wife, Barbara Clark, hereinafter called the Grantees, their successors 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. 65 on the Plan of Echo Hill Estates, Section I, of record in Plat Book 6900, page 634, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description. *as corrected in Book 7654, Page 88,

Being the same property conveyed to David F. Read and wife, Maggie K. Read by deed from Joe L. Wall and H. Mike Suggs, d/b/a J & M Investments, dated November 8, 1990 of record in Book 8236, page 422, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1140 Campbell Road, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29th day of November, 2004.

David F. Read

Maggie K. Read

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David F. Read and Maggie K. Read, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 30th day of November, 2004.

State of Tennessee at Large

My Commission expires 11/26/05

