Davidson County DEEDWARR
Recvd: 01/12/05 11:03 3 pgs
Fees:18.00 Taxes:481.00

20050112-0004498

WARRANTY DEED

G-PM-04-1406

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

David P. Russell
Affiant

Subscribed and sworn to before me, this 7th DAY OF January, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires June 19, 2008

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL NUMBER
David P. Russell	New Owner	
1406 5th Avenue North	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37208		82-9-88
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we STEPHEN CHAISSON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID P. RUSSELL AND WIFE, JOANNE M. RUSSELL, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

unimproved ( )
This is improved (X) property, known as 1406 5th Avenue North, Nashville, Tennessee 37208
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 7th day of January, 2005.

Stephen Chaisson

STATE OF Tennessee
COUNTY OF Davidson

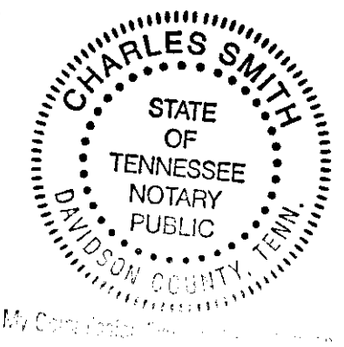
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen Chaisson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 7th day of January, 2005.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

EXHIBIT "A"

TRACT NO. 1: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 40 FEET OF LOT NO. 64 ON THE PLAN OF D.T. MCGAVOCK'S FIRST ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 10, PAGES 606 AND 609, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF LOT NO. 64 FRONTS 40 FEET ON THE EASTERLY SIDE OF 5TH AVENUE, NORTH, FORMERLY SUMMER STREET, AND EXTENDS BACK BETWEEN PARALLEL LINES 174 FT., MORE OR LESS TO AN ALLEY.

TRACT NO. II: A STRIP OF LAND 9 INCHES IN WIDTH, BEING A PART OF THE NORTH PORTION OF LOT NO. 65 IN THE D.T. MCGAVOCK'S FIRST ADDITION TO NASHVILLE, A PLAN OF WHICH IS OF RECORD IN BOOK NO. 10, PAGES 606 AND 609, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID 9 INCH STRIP OF LAND RUNS ALONG THE DIVIDING OR MARGINAL LINE BETWEEN LOTS 64 AND 65 ON SAID PLAN, FRONTING 9 INCHES ON THE EAST SIDE OF 5TH AVENUE, NORTH, FORMERLY N. SUMMER STREET, AND RUNNING BACK BETWEEN PARALLEL LINES, FOLLOWING SAID MARGIN BETWEEN SAID TWO LOTS, A DISTANCE OF 172 FT. MORE OR LESS, TO AN ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO STEPHEN CHAISSON, UNMARRIED, BY WARRANTY DEED FROM DUANE MARK HUDSON, UNMARRIED, RECORDED THE 22ND DAY OF DECEMBER, 2004 IN INSTRUMENT NO. 20041222-0152413, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Plat Book 10, pages 606 and 609 and Instrument No. 20031017-0153873, in the Register's Office in Davidson County, Tennessee.