Davidson County DEEDWARR
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20050505-0050855

This document prepared by (and after recording return to):	
Firm/Company	Consumer Trust Title & Escrow, LLC
Address:	219 Ward Circle
Address 2:	Suite 3
City, State, Zip:	Brentwood, TN 37027
Phone:	(615) 369-0039

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **MICHAEL A. RUSSELL AND WIE, SHARON E. RUSSELL** hereinafter referred to as "collectively Grantor", have this day bargained and sold, and by these presents do hereby transfer and convey unto **LISA NILSON, UNMARRIED** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of **DAVIDSON**, State of Tennessee, to-wit:

BEING LOT NO. 40 ON THE MAP OF ROLLING MEADOWS, OF RECORD IN BOOK 1424, PAGES 98 AND 99, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 40 FRONTS 100 FEET ON THE NORTHERLY SIDE OF EVANS ROAD AND RUNS BACK BETWEEN LINES, 199.4 FEET ON THE EAST LINE AND 199.7 FEET ON THE WEST LINE, TO A DEAD LINE IN THE REAR, MEASURING 100 FEET THEREON.

THIS BEING THE SAME PROPERTY CONVEYED TO MICHAEL A. RUSSELL AND WIFE, SHARON E. RUSSELL BY WARRANTY DEED OF LINDA FAY FOWLER ET VIR SAMUEL BONJAMIN FOWLER, JR. DATED APRIL 16, 1984 AND RECORDED APRIL 17, 1984 IN BOOK 6271, PAGE 607, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

Map Parcel Number: **118-13-241**

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantors.

SUBJECT to all matters on the Plan of record in Book 1424, Pages 98 and 99, all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 3 day of MAY, 2005.

Grantor
Michael A. Russell

Grantor
Sharon E. Russell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3 day of May, 2005, before me personally appeared Michael A. Russell and wife, Sharon E. Russell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed.

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

Notary Public

Printed Name: W Davis

Commission Expires:
My Commission Expires JAN. 20, 2009

Grantor(s) Name, Address, phone:
Michael A. Russell
Sharon E. Russell
215 Burnt Leaf Lane
Nashville, TN 37215
615-661-8725

Grantee(s) Name, Address, phone:
Lisa ~~Wilson~~ Nilson
942 Evans Road
NASHVILLE, TN 37204

SEND TAX STATEMENTS TO GRANTEE

State of TENNESSEE
County of WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$250,000.00**, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 3 day of May, 2005

Affiant

Michael A. Russell
Type or Print Name

Notary Public

W Davis
Type or Print Name

W. WILLIAM DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
Seal

My commission expires:
My Commission Expires JAN. 20, 2009