Davidson County DEEDWARR
Recvd: 05/25/05 10:14 2 pgs
Fees:13.00 Taxes:469.90

20050525-0058907

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 107
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $127,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of May, 2005.

Notary Public
My commission expires:

KATHY SNIDER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Exp. 5/28/06

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

07-0504-81923

Address of New Owner:	Send Tax Bills to:	Tax Information
Bradley W. Russell	Bank of America, NA	172-08-0-A-132
5704 Collinwood Court	900 W. Trade St.	
Antioch TN 37013	Charlotte, NC 28225	

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, **Jamie B. Albers and husband Larry M. Albers**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Bradley W. Russell and wife, Rachel C. Russell**, 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. 132 on the plan of Hunters Branch, Section 2-A, of record in Book 6250, Page 819, amended in Book 6815, Page 77, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jamie B. Albers and husband, Larry M. Albers by Warranty Deed from George Deits and wife, Jennifer Deits, dated November 16, 1995, of record in Book 9863, Page 959, 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 5704 Collinwood Court, Antioch, TN 37013

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 23rd day of May, 2005.

Jamie B. Albers

Larry M. Albers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jamie B. Albers and Larry M. Albers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 23rd day of May, 2005.

Catherine R. Vass
State of Tennessee at Large

My Commission expires 05/24/08

