STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,100.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 2005.

_____
Notary Public
MY COMMISSION EXPIRES 3/25/07
File No. G5-5116D

Davidson County DEEDWARR
Recvd: 07/06/05 15:15 2 pgs
Fees:13.00 Taxes:396.27
20050706-0077699

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ella M. Russell and Benjamin L. Russell, wife and husband (NAME)	Wilmington Finance, A Division of AIG Fe deral Savings Bank (NAME)	51-3-43
504 Chadwell Drive (STREET ADDRESS	401 Plymouth Road Ste 400 (STREET ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Plymouth Meeting, PA 19462 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Billy Dean McDonald and Mary Jean McDonald, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ella M. Russell and Benjamin L. Russell, wife and husband** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 111 on the Plan of Section II, Pleasant Acres, as of record in Book 213, page 75, Register's Office for said county.
Said Lot No. 111 fronts 80 feet on the north side of Chadwell Drive and runs back 179.2 feet on the west line and 201 feet on the east line to a dead line in the rear on which it measures 80 feet.
Subject property is improved with a one family residence and is known as 504 Chadwell Drive, Madison, Tennessee.

Being the same property conveyed to Billy Dean McDonald and Mary Jean McDonald, husband and wife , by Deed from Thomas S Burnette, Jr. and James N. Jones, dated November 13, 1963, of Record in Book 3648, Page 307, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2004 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved (XX) property, known as 504 Chadwell Drive, Madison, TN 37115.

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 and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 30th day of June, 2005.

x Billy Dean McDonald
Billy Dean McDonald

x Mary Jean McDonald
Mary Jean McDonald

STATE OF TENNESSEE

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Billy Dean McDonald and Mary Jean McDonald, husband and wife, the bargainor(s), with whom I ampersonally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of June, 2005.

My Commission Expires: 3/25/06

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066