WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/14/05 13:53 2 pgs
Fees:13.00 Taxes:887.63

20050714-0081864

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

William Mark Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: February 10, 2008.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2008

THIS INSTRUMENT WAS PREPARED BY
Westside Title, Inc., 531 Rivergate Parkway, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Mark Russell	PrimeTrust Bank	Map 141, Parcel 48.00
(NAME)	(NAME)	
7926 Hooten Hows Road	P.O. Box 210618	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **Richard C. Bibb and wife, Patricia T. Bibb**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Mark Russell and wife, Lori L. Russell**, 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 in the 9th District of said County, on Hooten Hows Road, being a portion of a 108.5 acre-tract, as of record in Book 106, page 431, Register's Office for said County, and also of record in Will Book 51, page 481, in the Office of the County Court Clerk's Office, and described according to a survey by S. H. Hutchison, dated February 5, 1965, as follows:

Beginning at an iron spike in the center of Hooten Hows Road at H. E. Kitrell's southeasterly corner; thence with his line, north 32 degrees west 584 feet to a stake, ash pointers, H. E. Kitrell's northeasterly corner; thence north 57 degrees east 224 feet to a stake, small hackberry pointer; thence south 32 degrees east 584 feet to a point in the center of Hooten Hows Road; thence with said road, south 57 degrees west 224 feet to the beginning.

Being the same property conveyed to Richard C. Bibb by deed of record in Book 7721, page 847, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

Patricia T. Bibb executes this instrument for the purpose of conveying any right, title or interest she may have in or to said property, marital or otherwise.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the aforedescribed tract of land.

unimproved ☐

This is improved ☒ property, known as 7926 Hooten Hows Road, Nashville, TN 37221
(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 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. 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 our hands this ____ day of July, 2005.

Richard C. Bibb

Patricia T. Bibb

STATE OF TENNESSEE

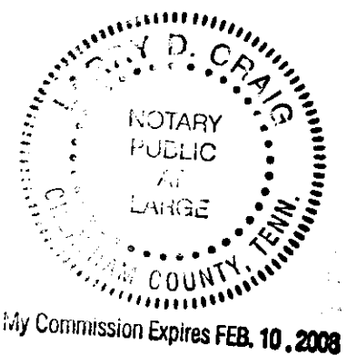
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard C. Bibb and wife, Patricia T. Bibb, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of July, 2005.

Commission expires: February 10, 2008

Larry D. Craig Notary Public



My Commission Expires FEB. 10, 2008