G#19127-2
Box #14A

	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $840,000.00. Affiant Subscribed and sworn to before me, this the 4th day of August, 2005. Notary Public My commission expires: 11-19-08 (AFFIX SEAL)

KATHY HAND NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Teresa Ann McCord	Suntrust Mortgage, Inc.	**117-13-0-B 089.00CO**
108 Abbotsford	P.O. Box 79041	
Nashville, TN 37215	Baltimore, MD 21279-0041	

Davidson County DEEDWARR
Recvd: 08/08/05 12:43 2 pgs
Fees:13.00 Taxes:3108.00
20050808-0093294

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Lynne M. Russell, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Teresa Ann McCord

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, TN, being Lot No. 108 on the Plan of Abbottsford of record in Plat Book 6250, Pages 419-421, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to W.P. Russell, Jr. and wife, Lynne M. Russell by deed from Abbott Martin Corporation, a Tennessee corporation and further conveyed to Lynne M. Russell by Quitclaim Deed from W.P. Russell, Jr. adn wife, Lynne M. Russell of record in Book 10435, Page 992, Register's Office for Davidson County, Tennessee.

W. P. Russell, Jr. joins in the conveyance for the purpose of conveying all right, title and interest he might have in and to the above described property as spouse of Lynn M. Russell.

This conveyance is subject to taxes for 2005 and subsequent years, easements, and restrictions of record if any.

This is improved (_x__) Unimproved (____) property, known as **108 Abbotsford , Nashville, TN 37215**
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, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 4th day of August, 2005.

Lynne M. Russell

W.P. Russell, Jr.

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lynne M. Russell and husband, W.P. Russell, Jr.,** the bargainor(s) 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 Brentwood, Tennessee on this **4th** day of **August, 2005.**

E. Mannix
Notary Public

My Commission Expires: 11-25-06

E. MANNIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY