WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Tiffany R. Addison
Affiant

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

Curvina Boleman
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

CURVINA BOLEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Expires March 21, 2008

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2280 Metrocenter Blvd., Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe B. Russell	Long Beach Mortgage	[redacted]-0029
(NAME)	(NAME)	
1721 Fall Drive	320 Interstate North Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Atlanta, GA 30339	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/09/05 15:38 2 pgs
Fees:13.00 Taxes:462.50

20050809-0094443

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, Booker T. Floyd, and wife, Edith W. Floyd, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe B. Russell and Sonya Russell, husband and wife, 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. 112 on the Plan of Timbertrail, Section 6, of record in Book 6900, page 263, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Booker T. Floyd and wife, Edith W. Floyd, by deed from Joe Wall and Mike Suggs, d/b/a J & M Investment, executed 10/25/88 and filed for record on 10/26/88 in Book 7687, Page 271, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1721 Fall Drive, Nashville, TN 37207

(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 8th day of July, 2005.

Booker T. Floyd

Booker T. Floyd

Edith W. Floyd

Edith W. Floyd

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Booker T. Floyd, and wife, Edith W. Floyd, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8 day of July, 2005.

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

Commission expires:

Curvina Bosem

Notary Public

