This Instrument Prepared By:
Rebecca T. Garland
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
David Russell
195 Empire Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MORTGAGEE:
Community First Bank & Trust
501 S. James Campbell Blvd.
Columbia, TN 38401

Davidson County DEEDWARR
Recvd: 08/24/05 15:48 2 pgs
Fees:13.00 Taxes:244.20
20050824-0101231

MAP	**133**
GROUP	**11-O**
PARCEL	**0122.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Dan Hinrichsen, married,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **David Russell and wife, Joanne 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 Lot No. 19 on the Plan of Parma Heights, of record in Book 2133,p age 23, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dan Hinrichsen, married by deed from Mel Martinez, Secretary of Housing and Urban Development of record in Instrument no. 20031119-0169003, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is **improved** property known as **195 Empire Drive, Nashville, Tennessee 37211.**

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, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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.

*Michelle Vanderpool, spouse of Dan Hinrichsen, hereby joins in this conveyance transferring all her right, title, and interest in said property, marital or otherwise.

WITNESS our hands this the **22nd** day of **August, 2005.**

Dan Hinrichsen by Steve Chaisson as attorney in fact

Dan Hinrichsen, by Steve Chaisson, as attorney-in-fact

Michelle Vanderpool

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Steve Chaisson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the attorney in fact for **Dan Hinrichsen, the bargainor**, and that he executed the within Warranty Deed for the purposes therein contained by signing the name of **Dan Hinrichsen** as his free act and deed.

WITNESS my hand and official seal this 22nd day of August, 2005.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Michelle Vanderpool**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 22nd day of August, 2005.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $66,000.00.

David Russell
AFFIANT

Subscribed and sworn to before me on this 22nd day of August, 2005.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009