Davidson County DEEDWARR
Recvd: 08/25/05 09:19 2 pg
Fees:13.00 Taxes:381.10

20050825-0101418

Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $103,000.00

Affiant

Jennifer R. Pierce
Notary Public At Large
Davidson County, Tennessee

Subscribed and sworn to before me, this 24th day of July, 2005.

Notary Public
My commission expires: 3.25.06

15-0506-150368

Address of New Owner:	Send Tax Bills to:	Tax Information
Patrice Young 4947 Karen Ray Dr. Antioch TN 37013	U.S. Bank, NA 4801 Fredrica Street Owensboro, KY 42301	162-3-186

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Karen M. Donaldson, unmarried; and Robert Earvin Russell, unmarried; Gregory Alan Russell, unmarried; Gwendolyn Lynette Russell, unmarried; Christopher Lavelle Russell, married; Michael Earvin Russell, married and Shayla Clarrissa Russell, unmarried, heirs at law of Anna L. Russell, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Patrice Young, hereinafter called the Grantees, their successors 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. 17, on the Plan of Apache Hills, Section 4, of record in Plat Book 4460, Page 60, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Karen M. Donaldson and Dion B. Donaldson, wife and husband, and Anna L. Russell, married, by quitclaim deed from Karen M. Donaldson fka Karen M. Russell, married, who acquired title as single, and Anna L. Russell, married, dated November 16, 1998, of record in Book 11247, Page 909, Register's Office for Davidson County, Tennessee. As part of a Marital Dissolution Agreement of record in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 92D-1061, Dion B. Donaldson further conveyed his interest in subject property to Karen M. Donaldson by quitclaim deed dated June 25, 2002, of record in Instrument No. 20020626-0076823, said Register's Office.

The subject property is neither the principal residence of Grantors nor their spouses, or any dependents.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4947 Karen Ray Dr., Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 29 day of July, 2005.

Karen M. Donaldson, individually

Karen M. Donaldson, heir at law of
Anna L. Russell, deceased

Robert Earvin Russell, heir at law of
Anna L. Russell, deceased by
Karen M. Donaldson, Attorney in Fact

Gregory Alan Russell, heir at law of
Anna L. Russell, deceased by
Karen M. Donaldson, Attorney in Fact

Gwendolyn Lynette Russell, heir at law of
Anna L. Russell, deceased by
Karen M. Donaldson, Attorney in Fact

Christopher Lavelle Russell, heir at law of
Anna L. Russell, deceased by
Karen M. Donaldson, Attorney in Fact

Michael Earvin Russell, heir at law of
Anna L. Russell, deceased by
Karen M. Donaldson, Attorney in Fact

Shayla Clarrissa Russell, heir at law of
Anna L. Russell, deceased by
Karen M. Donaldson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Karen M. Donaldson, 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 instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Robert Earvin Russell; Gregory Alan Russell; Gwendolyn Lynette Russell; Christopher Lavelle Russell; Shayla Clarrissa Russell; and Michael Earvin Russell and that she is authorized by Robert Earvin Russell; Gregory Alan Russell; Gwendolyn Lynette Russell; Christopher Lavelle Russell; Shayla Clarrissa Russell; and Michael Earvin Russell to execute this instrument on their behalf.
All POA's have been recorded simultaneously herewith.

Witness my hand in Hermitage, TN, this 29 day of July, 2005.

Notary Public

My Commission expires: 11-27-2006

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Karen M. Donaldson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN this 29 day of July, 2005.

Notary Public

My Commission expires: 11-27-2006

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON