THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC 40 Burton Hills Boulevard Suite 150 Nashville, Tennessee 37215 615.665.9766 File #059056	The actual consideration or value, whichever is greater, for this transfer is: $825,000.00. Affiant Subscribed and sworn to before me this 4th day of October, 2005. Notary Public My commission expires:
Record and Return to: HARRIS TITLE & ESCROW, LLC 40 Burton Hills Boulevard Suite 150 Nashville, Tennessee 37215	Davidson County DEEDWARR Recvd: 10/05/05 12:11 2 pgs Fees:13.00 Taxes:3052.50 20051005-0120013

JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
Georgianna Russell 1012 Greenwich Park Nashville, TN 37215	Georgianna Russell 1012 Greenwich Park Nashville, TN 37215	MAP 117-13-B PARCEL 167

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dorothea Douglas** (the "Grantor"), an unmarried person, has this day bargained and sold, and does hereby transfer and convey to **Georgianna Russell** (the "Grantee"), a married person, Grantee's successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Lot No. 1013 on the Plan of Abbottsford, Phase 2, as of record in Instrument No. 200105020044874, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Gene E. Douglas and wife, Dorothea Douglas by deed dated December 23, 2002, from Krohn Homes, LLC, a Tennessee limited liability company of record in Instrument No. 200212300161758, Register's Office for Davidson County, Tennessee. The same Gene E. Douglas died on January 12, 2005.

This conveyance is made subject to:

1. All matters shown on the Plan of Abbottsford, Phase 2 of record as Instrument No. 200105020044874, Register's Office for Davidson County, Tennessee.
2. All matters provided in the Declaration of Covenants, Conditions, and Restrictions of Abbottsford of record in Book 6537, Page 303, as amended and restated in Book 8106, Page 1, and amended in Book 10458, Page 810, as further amended in Instrument No. 200103300030930, as supplemented in Instrument No. 200105020045152 and re-recorded in Instrument No. 200105140049648, Register's Office for Davidson County, Tennessee,
3. By-Laws of Abbottsford Homeowners Association, Inc., of record in Book 8627, Page 254, as amended in Book 9381, Page 876, and Book 10458, Page 810, Register's Office for Davidson County, Tennessee.
4. Charter of Abbottsford Homeowners Association, Inc., of record in Book 6548, Page 213, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1012 Greenwich Park, Nashville, TN 37215

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantee and Grantee's successors, heirs and assigns, forever. **GRANTOR COVENANTS** that he or she is lawfully seized of said land in fee simple, has a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTOR FURTHER COVENANTS** and binds himself or herself and his or her successors, heirs, and assigns to warrant and forever defend the title to said land to Grantee and Grantee's successors, heirs, and assigns against the lawful claims of all persons.

WITNESS THE EXECUTION HEREOF this 4th day of October, 2005.

Dorothea Douglas

STATE OF TENNESSEE

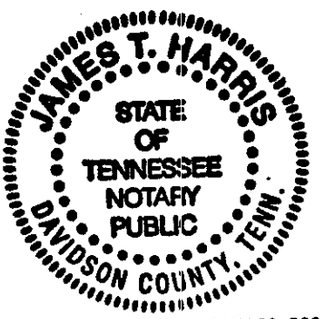
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, Dorothea Douglas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 4th day of October, 2005.

Notary Public

My commission expires:



My Commission Expires MAY 23, 2009