WARRANTY DEED

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

BOX 13
10522

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2006.~~ 7-25-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan F. Hughes	Bank of America / ~~Susan F. Hughes~~	136-10-25
(NAME)	1201 Main St. 7th Floor (NAME) ~~3522 Wood Bridge Drive~~	
3522 Wood Bridge Drive (ADDRESS)	Dallas, TX (ADDRESS) ~~Nashville, TN 37217~~ 75202	
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Robert Denton Russell, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Susan F. Hughes unmarried., 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. 417 on the Plan of Priest Lake Park, Section 7-A, as of record in Book 5200, Pages 107, 108, and 109, Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert Denton Russell, by deed of record in Book 9310, Page 841, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Robert Denton Russell by Leon Church as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20051025-0128958 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3522 Wood Bridge Drive, Nashville, TN 37217

(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.

Davidson County DEEDWARR
Recvd: 10/25/05 15:36 2 pgs
Fees:13.00 Taxes:584.23

20051025-0128959

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

OCT-03-2005 18:17 ADVANTAGE TITLE 615 777 2015 P.08

Witness my hand this 3rd day of October, 2005.

Robert Denton Russell
by Leon Church
Atty In Fact

Robert Denton Russell by Leon Church, his attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSION

On this the 3rd day of October, 2005, before me personally appeared Leon Church, the person who executed the foregoing instrument on behalf of Robert Denton Russell and who acknowledged that he executed the same as the free act and deed of the said Robert Denton Russell through Power of Attorney granted he by the said Robert Denton Russell.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of October, 2005.

Commission expires: ~~May 28, 2006~~
7.25.09

Notary Public

Heidi Jo Clayton
Notary Public
My Comm. Exp
07/25/09
State Of
TENNESSEE
Davidson County