Davidson County DEEDWARR Recvd: 12/05/05 12:15 2 pgs Fees:13.00 Taxes:395.35 20051205-0145803 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $106,850.00 Melissa Woodward Affiant Subscribed and sworn to before me, this 29th day of November, 2005. LISA M. VASKE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY Notary Public My commission expires: 3/17/07

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Richard M. Russell **Erica Y. Russell**	Same	043.15-0-249.00
253 Warrior Road		
Madison, TN		

FOR AND IN 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 ACKNOWLEDGE, WE,

Americo O. Manzanares, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Richard M. Russell and Erica Y. 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 85, Section 2, Arrowhead Estates, plan of record in Plat Book 5050, Page 83, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Americo O. Manzanares, an unmarried man, by Deed dated October 30, 2003 and filed for record on December 9, 2003, in Instrument No. 20031209-0176192, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 5286, Page 406, Register's Office for said County.

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

This is improved property known as 253 Warrior Road, Madison, TN.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 29th day of November, 2005.

X AMERICO O MANZANARES
Americo O. Manzanares

STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, a Notary Public of said County and State, Americo O. Manzanares, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of November, 2005.

Notary Public

My Commission Expires:

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES: MARCH 14, 2009