THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
5034 Thoroughbred Lane, Suite C
Brentwood, TN 37207
Phone 615.277.5040 • Fax: 615.277.5041
File No. R02854

Davidson County DEEDWARR
Recvd: 03/14/06 10:30 2 pgs
Fees:13.00 Taxes:403.30

20060314-0029128

Property Address:
3205 Lumberjack Rd., Nashville, TN 37214 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jeremy Lyell, unmarried**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Landry Russom and wife, Eva Russom** hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 222-B on the Plan of Zone Lot Division of Lot Nos. 220, 221, and 222, Section 2, Larchwood, of record in Book 5800, Page 278, amending Book 5200, Pages 57, 58 and 59, Register's Office for Davidson County, Tennessee and described as follows:

Said Lot 222-B fronts 45.96 feet on the southerly margin of Lumberjack Road and extends back 141.10 feet on the westerly line and 138.82 feet on the easterly line to a line on the rear on which it measures 33.62 feet.

BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Nancy D. Waller Dement and husband, Donald Dement, dated September 30, 1999, and recorded October 4, 1999, in the Register's Office for Davidson County, Tennessee, in Book 11687, at Page 642.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] not a part of the homestead of Grantor and is not Grantor's marital residence, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 6th day of February, 2006.

Jeremy Lyell {Seal}

State of TENNESSEE
County of DAVIDSON

On this the 6th day of February, 2006, before me, the undersigned officer, personally appeared Jeremy Lyell, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission expires: 7-19-08

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $109,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 6th of February, 2006.

Notary Public

My Commission expires: 7/19-08

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Name of Owner and Property Address:
Landry Russom

same as property

Person Or Entity Responsible For Payment Of Taxes:
Landry Russom

Tax Parcel ID#: 108-08-0-221.00