Return To: Founders Title and Escrow, LLC
1912 21st Ave South
Nashville, TN 37212

Box 19-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/17/06 08:15 2 pgs
Fees:13.00 Taxes:377.40
20060317-0030793

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$102,000.00.**

Affiant

Subscribed and sworn to before me this 14 day of March, 2006

Notary Public
My Commission expires: 9-22-07
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jimmy Russell	New Owner	043-16-0-153.00
1021 Mallow Drive	Same	
Madison, TN 37115		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Doug Brooks***, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jimmy Russell and Elizabeth Russell, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

*unmarried

Being Lot No. 30 on the plan of Arrowhead Estates, Section 1, Revised, of record in Book 4955, page 27, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Doug Brooks, from L & J Properties, LLC, by deed on October 27, 2005, of record in Instrument Number 20051102-0132587, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 4955, page 27, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5154, page 59; and Book 5286, page 406, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1021 Mallow Drive, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this March 13, 2006.

Doug Brooks

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Doug Brooks** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 13, 2006

My commission expires 9-22-07

Notary Public

