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 #0602009 **Record and Return to:** Rudy Title 2012 21st Ave. South Nashville, TN 37212	The actual consideration or value, whichever is greater, for this transfer is: $162,500.00. Carrie Tiesler Affiant Subscribed and sworn to before me this 17th day of March, 2006. Notary Public My commission expires: 7-29-06 JOHN CLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
Jason Allen Russell 6605 Wilhugh Pl Nashville, TN 37209	New Owner	MAP 102-8, PARCEL 85

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, **Stephen Carter Betts, Administrator of the Estate of Carter B. Betts** (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason Allen Russell**, (the "Grantee"), Grantee's successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Horton Heights, Section V, of record in Book 1835, page 130, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carter B. Betts and wife, Lorena M. Betts by deed dated May 29, 1973, from John L. Whitfield and Donald H. Whitfield, sole surviving heirs of G. W. Whitfield, of record in Book 4712, Page 660, Register's Office for Davidson County, Tennessee. Lorena M. Betts, also known as Lorena McConnell Betts, having since died on June 12, 1994, and Carter B. Betts also know as Carter Brandon Betts having died on October 14, 2005.

This conveyance is made subject to:

1. Taxes for the year of 2006, which have been prorated between the parties and assumed by the Grantee.
2. All matters shown on the Plan of record in Book 1835, page 130, Register's Office of Davidson County, Tennessee.

This is improved property known as: 6605 Wilhugh Place, Nashville, TN 37209

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 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 and his 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 17th day of March, 2006.

Stephen Carter Betts Administrator of the Estate of Carter Brandon Betts
Stephen Carter Betts
Administrator of the Estate of Carter B. Betts

Davidson County DEEDWARR
Recvd: 03/24/06 14:11 2 pgs
Fees:13.00 Taxes:601.25

20060324-0034056

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, Stephen Carter Betts, Administrator of the Estate of Carter B. Betts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, at office, this 17th day of March, 2006.

Notary Public

My commission expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2009