Davidson County DEEDWARR
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Fees:13.00 Taxes:832.50
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Gullet
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THIS INSTRUMENT PREPARED BY: **Marcy S. Hardee** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF KNOX) The actual consideration or value, whichever is greater, for this transfer is $225,000.00. Robert R. Bean Jr. Affiant Subscribed and sworn to before me, this 18th day of May, 2006. Notary Public My Commission Expires: 6-9-09

TRACY D. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires 6-9-09

Address New Owner As Follows: Valerie J. Russenberger 1 Port Royal Way Pensacola, FL 32502	Send Tax Bills To: New Owner	Map-Parcel Number: 076-00-0 045.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT R. BEAN, JR. AND WIFE, JESSICA ELLEN BEAN**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **VALERIE J. RUSSENBERGER**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, and described according to a survey thereof by Ralph W. C. Lambert, Enger, dated December 14, 1968, as follows:

Beginning at a point in the southerly margin of Chandler Road, 275 feet east of the southeast corner of the intersection of the abandoned Tulip Grove Road and said Chandler Road; thence along said margin South 85 degrees East, 225 feet; North 75 degrees East, 25 feet to a point; thence South 18 degrees West, 546.5 feet; thence North 85 degrees West, 250 feet; thence North 18 degrees East, 536.5 feet to the beginning, and containing 3.0 acres more or less.

Being the same property conveyed to Robert R. Bean, Jr. by deed from Eddie Virginia W. Bean Hale et ux James M. Hale of record in Book 7132, page 85, Register's Office for Davidson County, Tennessee. Robert R. Bean, Jr. having since quitclaimed all of his right, title and interest to Robert R. Bean, Jr. and wife, Jessica Ellen Bean, by instrument of record in Instrument No. 20031022-0155801, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2006 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

This is improved property known as 4633 Chandler Road, ~~Nashville~~ Heritage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 18th day of May, 2006.

Robert R. Bean, Jr.

Jessica Ellen Bean

STATE OF TENNESSEE)
COUNTY OF KNOX)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT R. BEAN, JR.**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of May, 2006.

Notary Public

My Commission Expires: 6-9-09

TRACY D. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires 6-9-09

STATE OF TENNESSEE)
COUNTY OF KNOX)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JESSICA ELLEN BEAN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of May, 2006.

Notary Public

My Commission Expires: 6-9-09

TRACY D. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires 6-9-09

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