(1)

# WARRANTY DEED

Return to:
Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027

KAREN ROSE GONZALEZ NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 339,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2006

Karen Rose Gonzalez
Notary Public:

MY COMMISSION EXPIRES: 9-16-08
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Daniel Dean Russell | New Owners | Map 155 |
| 717 Wabash Place | | Group 10-0-A |
| Nashville, TN 37221 | | Parcel 055.00-CO |

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 acknowledged, we

**Timmie J. Donovan and wife, Cheryl M. Donovan**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
**Daniel Dean Russell and Deena S. 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:

BEING Lot No. 58, on the Plan of McCrory Trace Estates, of record in Plat Book 6900, Pages 720-723, and corrected in Book 7825, Page 429, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Timmie J. Donovan and wife, Cheryl M. Donovan, by deed from Construction Associates, Inc. of record in Book 9026, Page 198, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Book 7576, Page 846; Book 7241, Page 597; Book 8135, Page 257; and Book 7576, Page 831, said Register's Office.

This conveyance is made subject to: (1) 2006 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Pages 720-723, and corrected in Book 7825, Page 429, said Register's Office; (3) Easements of record in Book 9043, Page 877, and Instrument 20021104-0134797, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 717 Wabash Place, Nashville, TN 37221

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, their heirs and assigns forever; and we do covenant with 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 is 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 our hands this 30th day of June, 2006.

Timmie J. Donovan

Cheryl M. Donovan

Cheryl M Donovan

Davidson County DEEDWARR
Recvd: 07/03/06 10:05 2 pgs
Fees:13.00 Taxes:1254.30

20060703-0078978

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Timmie J. Donovan and wife, Cheryl M. Donovan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of June, 2006.

My Commission Expires: 1/24/09

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.