WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/15/06 13:43 2 pgs
Fees:13.00 Taxes:710.40

20060915-0114625

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: February 10, 2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Westside Title, Inc., 531 Rivergate Parkway, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRANK L. JEFFUS	PrimeTrust Bank	Map 66/Parcel 45.00
(NAME)	(NAME)	
8449 BIGGS ROAD	P.O. Box 210618	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **JOSEPH SHERMAN RUSSELL,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRANK L. JEFFUS and wife, WILMA G. JEFFUS,** 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: Beginning at an iron rod situated in the easterly margin of Biggs Road, said point being the southwest corner of the Michael and Allison Biggs property of record in Book 10086, page 345, Register's Office for Davidson County, thence leaving said road, South 47 degrees 08 minutes 17 seconds East a distance of 90.49 feet to an iron rod; thence South 51 degrees 33 minutes 41 seconds East a distance of 120.00 feet to an iron rod; thence South 01 degrees 08 minutes 01 seconds East a distance of 238.00 feet to an iron rod; thence South 09 degrees 47 minutes 07 seconds East a distance of 217.74 feet to an iron rod; thence South 09 degrees 13 minutes 01 seconds East a distance of 127.35 feet to an iron rod; thence, South 18 degrees 09 minutes 55 seconds East a distance of 307.81 feet to an iron rod; thence South 64 degrees 44 minutes 56 seconds West a distance of 42.93 feet to a metal fence post; thence South 39 degrees 52 minutes 38 seconds West a distance of 128.08 feet to a metal fence post; thence South 44 degrees 22 minutes 07 seconds West a distance of 90.57 feet to a metal fence post; thence South 48 degrees 39 minutes 05 seconds West a distance of 47.02 feet to an iron rod; thence North 36 degrees 42 minutes 43 seconds West a distance of 935.80 feet to an iron rod situated in the easterly margin of Biggs Road; thence along said road, North 49 degrees 30 minutes 02 seconds East a distance of 219.22 feet to an iron rod; thence along said Road, along a curve to the left, having a central angle of 25 degrees 36 minutes 21 seconds, a radius of 233.41 feet, a tangent of 53.04 feet, a length of 104.31 feet and having a chord which bears North 36 degrees 41 minutes 50 seconds East a distance of 103.45 feet to an iron rod; thence along said road, along a curve to the right, having a central angle of 19 degrees 54 minutes 28 seconds, a radius of 159.13 feet, a tangent of 27.93 feet, a length of 55.29 feet, and having a chord which bears North 33 degrees 50 minutes 53 seconds East a distance of 55.01 feet to an iron rod; thence along said road, North 43 degrees 48 minutes 09 seconds East a distance of 171.98 feet to the point of beginning, according to survey of Dale & Associates, Nashville, Job #98003, performed by Allen R. Trumbo, Registered Land Surveyor #1127.

Being the same property conveyed to Joseph Sherman Russell, married, by deed of record in Instrument No. 20060227-0022237, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the Grantor.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the aforedescribed tract of land.

unimproved ☐

This is improved ☒ property, known as 8449 BIGGS ROAD, NASHVILLE, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 14th day of September, 2006.

JOSEPH SHERMAN RUSSELL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph Sherman Russell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of September, 2006.

Commission expires: February 10, 2008

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

My Commission Expires FEB. 10, 2008

Larry D. Craig Notary Public