(1)

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Deirdre N. Russell
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of October, 2006.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 11/03/06 10:50 2 pg
Fees:13.00 Taxes:555.00
20061103-0136838

ADDRESS NEW OWNER(S) AS FOLLOWS:
Deirdre N. Russell, unmarried

6324& 6326 Thunderbird Lane
Nashville, Tennessee 37209

SEND TAX BILLS TO:
New Owner
1228 Summerhaven Cr.
Franklin, TN 37069

MAP-PARCEL NUMBERS:

90-16-328

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sidney C. Jameson, and Wife, Kathleen M. Jameson and Gary S. Jameson, married* hereinafter referred to as Grantors, hereby transfers and conveys to Deirdre N. Russell, unmarried, hereinafter referred to as 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. 1353 on the Revised Plan of Charlotte Park, Section 24, of record in Plat Book 4300, Page 171, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Sidney C. Jameson, and Wife, Kathleen M. Jameson and Gary S. Jameson and wife, Linda H. Jameson by Deed from Frank Ghertner, Trustee of record in Deed Book 7015, page 320, Register's Office for Davidson County, Tennessee.
Said property was further Quitclaimed to Gary Sidney Jameson by Quitclaim Deed from Linda Helmer Jameson of record in Book 10391, page 185, said Register's Office.

*Said property is not the marital residence of said sellers.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2007 and subsequent years, a lien, but not yet due and payable.

Subject to all matters as set forth per Plat Book 4300, Page 171, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, a lien currently due and payable. Said taxes have been prorated between the parties as GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 6324& 6326 Thunderbird Lane, Nashville, TN 37209.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 31st day of October, 2006.

Gary S. Jameson

Sidney C. Jameson

Kathleen M. Jameson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Sidney C. Jameson, Kathleen M. Jameson and Gary S. Jameson , with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 31st day of October, 2006.

Notary Public

My Commission Expires: 11/8/08

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

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