GSRM 31-B

Davidson County DEEDWARR
Recvd: 11/13/06 10:33 2 pg
Fees:13.00 Taxes:8140.00

20061113-0140138

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **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 DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $2,200,000.00. John C. Russell Affiant Subscribed and sworn to before me, this 9 day of November, 2006. Notary Public My Commission Expires:

WESLEY D. TURNER NOTARY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2007

Address New Owner As Follows: John C. Russell and wife, Carol L. Russell 120 Woodward Hills Place Brentwood, TN 37027	Send Tax Bills To: SAME	Map-Parcel Number: 159-16-0-040.00 OH 25208

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BARRY CONSTRUCTION CO.**, a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JOHN C. RUSSELL AND WIFE, CAROL L. RUSSELL,** hereinafter called the Grantees, their 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. 4 on the Plan of Woodward Hills, of record in Book 9700, page 900, Register's Office for Davidson County, Tennessee, as amended at Book 11766, page 32, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Barry Construction Co., a Tennessee corporation by deed from Woodward Hills Development Company, a Tennessee corporation, of record as Instrument No. 20001110-0112012, 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. Declaration of Protective Covenants contained in instrument of record in Book 11643, page 319, Register's Office for Davidson County, Tennessee, as amended at Book 11766, page 34 and at Instrument No. 200006210061752, Register's Office for said County.

2. Matters shown on the Plan of record in Book 9700, page 900, Register's Office for said County, as amended at Book 11766, page 32, Register's Office for Davidson County, Tennessee.

3. By-Laws of Woodward Hills Homeowners' Association of record as Instrument No. 200005020043931, Register's Office for Davidson County, Tennessee.

This is improved property known as 120 Woodward Hills Place, Brentwood, TN 37027.

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 it covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, 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 person whomsoever.

WITNESS my hand this 9 day of November, 2006.

BARRY CONSTRUCTION CO.,
a Tennessee corporation

By: _____
Barry Zeitlin, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Barry Zeitlin**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **President**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 9 day of November, 2006.

_____
Notary Public

My Commission Expires: _____

WESLEY TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires April 27, 2007

300094.1/2006131