03

Realty Title
Box 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $180,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of November, 2006.

Notary Public
My commission expires: ~~02/22/09~~ 7/24/2010

KAREN COLBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 11/14/06 09:48 2 pgs
Fees:13.00 Taxes:666.00
20061114-0141085

03-0610-34177

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Hugh W. Jolly 408 Lindsley Avenue Nashville, TN 37210	**HUGH W. JOLLY** **408 Lindsley Avenue** **Nashville, TN 37210**	118-01-0-297

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Samuel H. Russell and wife, Adrienne P. Russell, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Hugh W. Jolly, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Montrose Place, of record in Book 57, page 93, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Sam Russell, and wife, Margaret Russell, by deed from Sammy L. Olinger, dated July 21, 1971, recorded July 28, 1971, of record in Book 4523, Page 983, Register's Office for Davidson County, Tennessee. Sam Russell having since died, Margaret Russell subsequently died testate and by Last Will and Testament of record in the Probate Court Clerk's Office for Davidson County, Tennessee, Docket No. 97P-1173 and of record in Book 11022, Page 90, Register's Office for Davidson County, Tennessee, subject property was devised to Delores Davis and Samuel Russell. Delores Davis and Samuel Russell conveyed subject property to Samuel H. Russell, and wife, Adrienne P. Russell by quitclaim deed of record in Instrument No. 20000808-0078752, said Register's Office.

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.

This property is improved property known as 902 Montrose Avenue, Nashville, TN 37204

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 3rd day of November, 2006.

Samuel H. Russell

Adrienne P. Russell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Samuel H. Russell and Adrienne P. Russell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 3rd day of November, 2006.

Karen Colbert

~~Diane K. Mann~~ Karen Colbert
State of Tennessee at Large

My Commission expires ~~02/22/09~~
7/24/2010

