Prepared by/Return to:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 12/06/06 10:44 2 pgs
Fees:13.00 Taxes:309.88
20061206-0150696

Warranty Deed

Address of New Owners: Mortgagee/Send Tax Bills to: Map & Parcel
C. W. Russell NEW OWNER 42-9-12
500 West Campbell
Goodlettsville, TN 37072

**********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

Rebecca Frances Brown Clark, Successor Trustee of the Noel M. Rebecca O. Brown Trust, Dated March 25, 1998

HERINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

C. W. Russell and wife, Sarah A. Russell, as joint tenants with rights of survivorship, with the remainder to the survivor in fee,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN Davidson COUNTY, STATE OF TENENSSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A tract of land in the 11th Civil District of Davidson County, Tennessee, on the South side of Old Hickory Boulevard and more particularly described according to a survey by Wayne S. Cooper, Sr., surveyor, dated December 16, 1969 as follows:

BEGINNING at a iron pin on the southerly side of Old Hickory Boulevard a corner to Noel M. Brown, thence with the line between this property and the Brown property South 4 degrees 30' West 490.8 feet to a point on a margin of a creek; thence North 39 degrees 13' West 149.2 feet to a concrete monument and common corner to the St. Luke Cumberland Presbyterian Church property; thence with the line between this property and the church property North 4 degrees 30' East 395.8 feet to an iron pin in the margin of said Old Hickory Boulevard; thence with the margin of Old Hickory Boulevard South 78 degrees 22' East 104 feet to the point of beginning.

Being the remainder of the property conveyed to Noel M. Brown or Rebecca O. Brown, trustees, or successor trustee(s) of the Noel M. and Rebecca O. Brown Trust Dated March 25, 1998, a Revocable Living Trust Quit Claim Deed, dated March 25, 1998 of record in Book 10922, Page 522, Register's Office for Davidson County, Tennessee.

Noel Milton Brown having since died on October 13, 2004 in Sumner County, Tennessee. Noel Milton Brown being one in the same person as Noel M. Brown.

Mary Rebecca Brown having since died on October 19, 2003 in Davidson County, Tennessee. Mary Rebecca Brown being one in the same person as Rebecca O. Brown.

Pursuant to the Declaration of Trust, Article One, Section C, Rebecca Frances Brown Clark was named as Successor Trustee.

This conveyance is subject to all restrictions and easements of record.

This conveyance is subject to all restrictions and easements of record.

This is IMPROVED property known as 871 West Old Hickory Blvd. Madison TN 37115.

TO HAVE AND TO HOLD the said tract of 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 21ST DAY OF NOVEMBER, 2006.

Rebecca Frances Brown Clark Successor Trustee

Rebecca Frances Brown Clark, Successor Trustee

STATE OF TENENSSEE
COUNTY OF SUMNER

PERSONALY APPEARED BEFORE ME, REBECCA FRANCES BROWN CLARK, IN HER CAPACITY AS SUCCESSOR TRUSTEE WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, AND WHO FURTHER ACKNOWLEDGED THAT SHE IS THE SUCCESSOR TRUSTEE OF THE MAKER AND IS AUTHORIZED BY THE MAKER TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE MAKER.

WITNESS MY HAND, AT OFFICE THIS 21ST DAY OF NOVEMBER, 2006.

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07 SUMNER COUNTY, TN

Notary Public K. J. Losh

MY COMMISSION EXPIRES: 07/24/07

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,750.00.

Mary Ann Span

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF NOVEMBER, 2006.

K.J. LOSH NOTARY PUBLIC MY COMMISSION EXPIRES 7/24/07 SUMNER COUNTY, TN

Notary Public K. J. Losh

MY COMMISSION EXPIRES: 07/24/07