This Instrument Was Prepared By:

Hugh W. Entrekin, esq.
315 Deaderick Street
AmSouth Center
Suite 1710
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 06/11/07 07:31 2 pgs
Fees:13.00 Taxes:1761.20

20070611-0069220

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $476,000.00

Affiant

Subscribed and sworn to before me,
this 6th day of June, 2007.

Notary Public

My Commission Expires: 3-20-2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Number
Raoul A. Russell 1302 Ashwood Avenue Nashville, Tennessee 37212	Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	105-13-0-24.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Kenneth E. Schriver and wife, Anne W. Roe,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Raoul A. Russell**, an individual, hereinafter called the Grantee, his heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the East end of Lot No. 325 and the West 5.0 feet of Lot No. 326 on the Map of the Re-subdivision of the Belmont Land Company's Subdivision, as of record in Book 421, Page 71, Register's Office for Davidson County, Tennessee.

Said parts of said Lots adjoin and front together 50.00 feet on the North side of Ashwood Avenue and run back between parallel lines 150.00 feet to an alley.

Being the same property conveyed to Anna W. Roe, unmarried by Deed from Andrew W. Norton and wife, Allison B. Norton of record in Instrument No.20030825-0122703 and then further conveyed to Kenneth E. Schriver and wife, Anna W. Roe by Quitclaim Deed from Anna W. Roe, of record in Instrument No.20070216-0019758, Register's Office for Davidson County, Tennessee.

This property is made subject to the following:

1. 2007 County Taxes a lien, not yet due and payable.

2. Subject to all matters on Plat Plan of record in Book 421, Page 71, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1302 Ashwood Avenue Nashville, TN 37212.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 6th day of June, 2007.

By: Kenneth E. Schriver

Kenneth E. Schriver

By: Anna W. Roe

Anna W. Roe

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Philip Davis Alexander, a Notary Public in and for said County and State, the within named Kenneth E. Schriver and wife, Anna W. Roe, the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 6th day of June, 2007.

NOTARY PUBLIC

My Commission Expires: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010