Davidson County DEEDWARR
Recvd: 07/19/07 12:01 2 pgs
Fees:13.00 Taxes:999.00

20070719-0085938

RECORD AND RETURN TO:
OLD SOUTH TITLE, LLC
607 W. DUE WEST AVE. STE 100
MADISON, TN 37115

WARRANTY DEED

RITA F. CRUESBECK
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
FEBRUARY 28, 2011

STATE OF WASHINGTON
COUNTY OF King
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 3rd day of July, 2007.

Notary Public

MY COMMISSION EXPIRES: 2-28-2011

THIS INSTRUMENT WAS PREPARED BY
OLD SOUTH TITLE, LLC, 607 W. DUE WEST AVE., STE 100, MADISON, TN 37115

ADDRESS OF NEW OWNER AS FOLLOWS : NUMBERS	SEND TAX BILLS TO:	MAP-PARCEL
Steve H. Martin **1982 Tinnin Road** **Goodlettsville, TN 37072**	**SAME**	**071-5.00**

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,

Gerald S. Russell and wife, Sharon J. Russell

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

Steve H. Martin, a single person

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

See Attached Exhibit A

Unimproved ( )
This is improved (X) property known as **1982 Tinnin Road, Goodlettsville, TN 37072**
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 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 3rd day of July, 2007.

Gerald S. Russell

Sharon J. Russell

RITA F. CRUESBECK
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
FEBRUARY 28, 2011

(seal)

STATE OF WASHINGTON
COUNTY OF King

I hereby certify, that on this 3rd day of July, 2007, before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the above-named sellers, **Gerald S. Russell and wife, Sharon J. Russell**, known to me or satisfactorily proved to be the person(s) whose name(s) **he/she/they** subscribed to the within Warranty Deed, acknowledge that **he/she/they** executed the same for the purposes therein contained.

Witness my hand and official seal this 3rd day of July, 2007.

Notary Public

My Commission Expires: 2-28-2011

Exh. A

This property is known as: 1982 Tinnin Road, Goodlettsville, Tennessee, 37072, Davidson County.

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. 8 on the Plan of Hudgin Acres Estates, of record in Plat Book 7900, Page 99, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description of the metes and bounds of said lot.

Being the same property conveyed to Gerald S. Russell and wife, Sharon J. Russell from Freida Ann Cunningham Richardson and husband, Edmond Lee Richardson by Deed dated 10/12/2000 and recorded 10/18/2000 in Instrument No. 20001018 0103342, Register's Office for Davidson County, Tennessee.