Davidson County DEEDWARR
Recvd: 04/08/08 14:36 2 pgs
Fees:13.00 Taxes:320.05
20080408-0035606

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Paul Judd Kirby** **7064 River Road Pike** **Nashville, Tennessee 37221**	SEND TAX BILLS TO: Bank of America 9000 Southside Blvd. Jacksonville, FL 32256	MAP-PARCEL NUMBERS: **101;65.01**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

Wendell D. Russell, as Administrator of the Estate of Gerald Dennis Russell

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

Paul Judd Kirby, unmarried

HEREINAFTER called the GRANTEE, his heirs 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 a one acre tract on the South side of River Road, more particularly described in a survey by John Kohl, dated October 31, 1969, as follows:

BEINGINNING at a point in the center of River Road, said point being the northeasterly corner of the Ernest Biggs property; thence South 2 degrees West 419 feet to a point; thence South 81 degrees East 104.5 feet to a point; thence North 2 degrees East 420 feet to a point in the center of River Road; thence North 83 degrees West with the center of said River Road, 105 feet to the point of beginning.

BEING the same property conveyed to Gerald D. Russell by quitclaim deed from Gerald D. Russell and Kate L. Russell of record in Book 5963, Page 392, Register's Office for Davidson County, Tennessee. The said Gerald D. Russell now deceased.

This is improved property known as **7064 River Road Pike, Nashville, Tennessee 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said GRANTEE, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 4th day of April, 2008.

Wendell D. Russell Administrator

WENDELL D. RUSSELL, as Administrator
of the Estate of Gerald Dennis Russell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **WENDELL D. RUSSELL, as administrator of the Estate of Gerald D. Russell,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 4th day of April, 2008.

NOTARY PUBLIC
My Commission Expires: 10-19-08

RICK PILIPONIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $86,500.00

Paul Judd King
AFFIANT

Sworn to and subscribed to before me this 4th day of April, 2008.

RICK PILIPONIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 10-19-08