Return to:

JACK CASE WILSON
TITLE ASSOCIATES LLC
5560 FRANKLIN PIKE CIRCLE
BRENTWOOD TN 37027

Davidson County DEEDWARR
Recvd: 07/03/08 11:41 2 pgs
Fees:13.00 Taxes:527.25

20080703-0068972

Prepared by:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $142,500.00

Affiant

Subscribed and sworn to before me, this 27th day of June, 2008.

Notary Public
My commission expires:

JACK CASE WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 28, 2010

15-0806-151460

Address of New Owner:	Send Tax Bills to:	Tax Information
Kristen E. Oliver 416 Marwood Court Nashville TN 37210	Purdue Employees FCU 1551 Win Hentschel Blvd West Layfayette, IN 47906	106-04-0 013.00

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, Audrey J. Russell, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kristen E. Oliver, unmarried, 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. 3, on the Plan of Parklawn Estates, of record in Book 3106, Page 47, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Also the same property conveyed to Morris E. Russell and wife Audrey J. Russell by Warranty Deed dated September 25, 1962 from James E. Adams, of record in Book 3435, Page 187, Register's Office for said county, the parties having since been divorced by a Final Decree dated September 5, 1972, in the Matter of Audrey June Miller Russell v. Morris Eugene Russell, Docket # 64814, Probate Court for Davidson County, Tennessee, which decree vested title to the same "solely and absolutely" in the defendant, Morris Eugene Russell and the parties having since re-married in Williamson County Tennessee on October 31, 74 (see Marriage Book 35, Page 153, County Court Clerk's Office for Williamson County, Tennessee. The grantee, Audrey J. Russell and Audrey June Miller Russell mentioned in said divorce decree are one and the same person.

Further being the same property conveyed to Morris Eugene Russell and wife, Audrey J. Russell by Quitclaim Deed from Morris Eugene Russell, aka, Morris E. Russell, dated May 19, 2000, recorded May 22, 2000, of record in Instrument No. 20000522-0051243, Register's Office for Davidson County, Tennessee, the said Morris Eugene Russell, aka, Morris E. Russell having deceased on March 22, 2005.

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 416 Marwood Court, Nashville, TN 37210

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 27th day of June, 2008.

Audrey J. Russell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Audrey J. 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 Mt. Juliet, TN, this 27th day of June, 2008.

State of Tennessee at Large

My Commission expires: 05/03/2010