WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090039345 DEEDWARR
Recvd: 06/12/09 14:42 2 pgs
Fees:12.00 Taxes:0.00
20090612-0054902

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF SUFFOLK

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1.00.

Affiant

SUBSCRIBED AND SWORN THIS THE 29th DAY OF May, 2009.

Notary Public
MY COMMISSION EXPIRES:

Cheryl N. Smith
Notary Public
Commonwealth of Massachusetts
My Commission Expires
March 3, 2011

THIS INSTRUMENT WAS PREPARED BY:
Bass, Doherty & Finks, P.C., 40 Soldiers Field Place, Boston, MA 02135

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Carolyn Russ, Trustee of The 711 South 15th Street Trust	Countrywide Home Loans	94-1-413
(NAME)	(NAME)	
711 South 15th Street	801 Crescent Ctr Drive, Ste 510	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKOWLEDGED, I **CAROLYN RUSS**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **CAROLYN RUSS, TRUSTEE OF THE 711 SOUTH 15TH STREET TRUST**, A REVOCABLE LIVING TRUST ESTABLISHED BY THE SAID GRANTOR U/D/T DATED May 29, 2009, HEREINAFTER CALLLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL OF THE GRANTOR'S RIGHT TITLE AND INTEREST IN 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. 87 on the Plan of Shelby Village No. 2, of record in Book 1835, Page 48, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kathryn Russ and Carolyn Russ, unmarried by Deed from Timothy Gentry Morris, of record as Instrument No. 20060705-0080112, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters appearing on the plan of record in Book 1835, Page 48, said Register's Office.

This is improved property, known as 711 South 15th Street, Nashville, Tennessee, 37206.

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 heir 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 or 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 29th day of May, 2009.

CAROLYN RUSS

COMMONWEALTH OF MASSACHUSETTS

County of Suffolk,

Personally appeared before me, CHERYL N. SMITH, Notary Public, CAROLYN RUSS with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of May, 2009.

Notary Public
Print Name:
My Commission Expires:

Cheryl N. Smith
Notary Public
Commonwealth of Massachusetts
My Commission Expires
March 3, 2011

