BILL GARRETT, Davidson County
Trans:T20100016290 DEEDWARR
Recvd: 03/19/10 14:23 3 pgs
Fees:18.00 Taxes:327.45
20100319-0020879

WARRANTY DEED

THIS INDENTURE, made and entered into this 17 day of March, 2010, by and between **Elizabeth G. Bakare, unmarried**, party of the first part, and **JAMES RUSSELL AND WIFE, STELLA RUSSELL**, party of the second part.

WITNESSETH: That for an in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee; being Lot No. 42, Unit 187, as described in the Master Deed and By-Laws for Autumn Ridge Townhomes, a Horizontal Property Regime with Private Elements, filed as Exhibit B to, and established by, the Master Deed of record in Instrument 20060404-0038533 and amended in Instruments 20060419-0045063 and 20061115-0141803, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Elizabeth G. Bakare, unmarried, by deed from Newmark Homes, L.P., a Texas limited partnership, debtor in possession, of record in Instrument 20081001-0099491, and filed for record, Register's Office for Davidson County, Tennessee

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereitaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever. And the said party of the first part does hereby covenant with the said party of the second part that she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; that that same is unencumbered, except for County of DAVIDSON realty taxes for the year 2010, and subdivision restrictions, building lines and easements of record in Instrument No. 20060404-0038533 and amended in Instruments 20060419-0045063 and 20061115-0141803, in the said Register's Office; and that the title and quiet possession thereto she will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Elizabeth G. Bakare

ELIZABETH G. BAKARE

STATE OF Texas

COUNTY OF Travis

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **ELIZABETH G. BAKARE**, to me known to be the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and for the purposes therein contained.

WITNESS my hand and Notarial Seal at Office this 3rd day of March, 2010.

Notary Public

My commission expires: 04-22-13

AUBREY WILLIAMS
Notary Public
STATE OF TEXAS
My Comm. Exp. 04-22-13

STATE OF _____
COUNTY OF _____

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared , to me known to be the persons described in, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed and for the purposes therein contained.

WITNESS my hand and Notarial Seal at Office this _____ day of _____ 20____.

Notary Public

My commission expires: _____

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $ 86,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Catherine Ragsdale
Affiant

Subscribed and sworn to before me this 18th day of March, 2010.

Sherron R. Pearce
Notary Public

My commission expires: 2/20/2012

SHERRON R. PEARCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Property Address: **1382 RURAL HILL ROAD, UNIT 187, ANTIOCH, TN 37013-2098**

Tax Parcel Number: 163020C04200C0

Name and address of property owner, and mail tax bills to:

James & Stella Russell
1382 Rural Hill Road #187
Antioch, TN 37013

This instrument was prepared by, and after recording, return to:

Cumerland Title

1604 Westgate Circle, Suite 3
Brentwood, TN 37027