WARRANTY DEED

G-BR-11-1436

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF May, 2011.

Notary Public

MY COMMISSION EXPIRES 6-12-11
(AFFIX SEAL)

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerald D. Russell III	First Community Mortgage	
1436 Woodfield Drive (ADDRESS)	275 Robert Rose Dr (NAME) (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Murfreesboro TN 37129 (CITY) (STATE) (ZIP)	172-12-B-151.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SAMUEL H. LEE AND WIFE, EUNMEE Y. LEE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JERALD D. RUSSELL III AND DANIELLE M. RUSSELL, HUSBAND AND WIFE , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 372, BRADFORD HILLS, SECTION EIGHT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGES 387 AND 388, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO SAMUEL H. LEE AND WIFE, EUNMEE Y. LEE BY DEED FROM CLARIDGE BUILDERS, INC., RECORDED ON THE 4TH DAY OF DECEMBER, 1992 IN BOOK 8804, PAGE 395, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 7900, PAGE 387 AND 388 AND BOUNDARY PLAT OF RECORD IN BOOK 7900, PAGE 6; RESTRICTIONS OF RECORD IN BOOK 8069, PAGE 170 AND BOOK 8634, PAGE 799; BY-LAWS OF RECORD IN BOOK 8071, PAGE 531; EASEMENTS OF RECORD IN BOOK 8377, PAGE 769, BOOK 8377, PAGE 808, BOOK 7690, PAGE 260, BOOK 10316, PAGE 622 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1436 Woodfield Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans: T20110029534 DEEDWARR
Recvd: 05/18/11 10:42 2 pgs
Fees: 13.00 Taxes: 684.50
20110518-0038017

Witness my/our hand(s) this 12th day of May, 2011.

Samuel H. Lee

Eunmee Y. Lee

STATE OF Tennessee
COUNTY OF Davidson

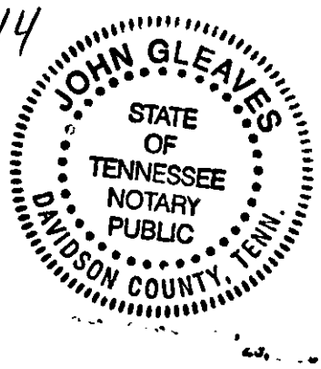
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Samuel H. Lee and Eunmee Y. Lee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of May, 2011.

Notary Public

My Commission Expires: 5-2014

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903