BILL GARRETT, Davidson County
Trans:T20110034745 DEEDWARR
Recvd: 06/10/11 09:07 2 pgs
Fees:13.00 Taxes:222.00
20110610-0044469

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $60,000.00

Affiant

Subscribed and sworn to before me, this 8th day of June, 2011.

Notary Public

My commission expires: AUG 2 1 2012

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 E Main Street
Hendersonville TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Robert L. Russell **Kathryn E. Russell**	**NEW OWNER**	**07107002600**
116 Secretariat Place		
Nashville, TN 37217		
		FILE #: ST9789

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

James W. Lanier, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert L. Russell and Kathryn E. Russell, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 102 on J.B. Hanie's Oriental Plan, as of record in Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee.

Said Lot No. 102 fronts 100 feet on the Southerly side of Queen Street, and runs back between parallel lines, 140 feet to an alley.

Being the same property conveyed to James H. Lanier and wife, Frances D. Lanier, by deed of record in Book 4950, Page 998, Register's Office for Davidson County, Tennessee. The said Frances D. Lanier died on December 11, 1995 and the said James H. Lanier died on April 21, 2001. The Grantors herein are the only heirs at law of James H. Lanier and the only beneficiaries under the Last Will and Testament of James H. Lanier.

The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 161, Page 26 and 27, Register's Office for DAVIDSON County, Tennessee.

This is **improved** (__X__) unimproved (____) property known as **178-180 Queen Avenue, Nashville, TN 37217, AKA 180 Queen Avenue, Nashville, TN 37217.**

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 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 in 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 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/our hand(s) this 9th day of June, 2011.

James W. Lanier

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, a Notary Public of said County and State, **James W. Lanier,** the within named Grantors, 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, at office, this 9th day of June, 2011.

Notary Public

My Commission Expires: AUG 2 1 2012

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.