SEND TAX BILLS TO:

Randell D. Bell and
Juanita L. Nicoletti
904 Jones Street

Old Hickory, TN 37138

THIS INSTRUMENT PREPARED BY:

Ben Hall McFarlin, Jr.
Attorney at Law
301 North Spring Street
Murfreesboro, TN 37130
(615) 896-4154; 256-8465

NAME & ADDRESS OF NEW OWNER(S):

Same

Map and Parcel Number 44-15-192

BOOK 7971 PAGE 405

OCT 31 8 55 AM '88

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

IDENTIF. REFERENCE

77793

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, I, OPAL P. AKIN, have this day bargained and sold and by these presents do hereby transfer and convey to RANDELL D. BELL and wife, JUANITA L. NICOLETTI, their heirs and assigns forever, the following tracts or parcels of land located in the 4th Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> Being Lot No. 230, Section "A," Village of Old Hickory, as shown on plan recorded July 16, 1948, Book 1424, Page 68, in Register's Office for Davidson County, Tennessee; fronting 57.0 feet on Jones Street, containing 0.12 acres, more or less;
>
> SUBJECT to and/or reserving one (1) permanent easement 10 feet wide for utilities, together with all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement, all as shown on said recorded plan, which is made a part of this description by reference thereto.
>
> Being the same property conveyed to Edgar Y. Akin and wife, Opal P. Akin by deed of record in Deed Book 2018, Page 280, Register's of Davidson County, Tennessee. Edgar Y. Akin died on August 16, 1988, leaving Opal P. Akin as survivor.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, and title thereunto belonging unto the said RANDELL D. BELL and wife, JUANITA L. NICOLETTI, their heirs and assigns forever.

0234 10/31 0101 03CHECK 150.22

I COVENANT with the said Grantees that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and that the same is unencumbered.

The Grantor further binds herself to warrant and forever defend the title of said land to the said Grantees, their heirs and assigns, forever, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 11th day of October, 1989.

Opal P. Akin
OPAL P. AKIN

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned Authority, a Notary Public in and for said County and State, the within-named OPAL P. AKIN, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Murfreesboro, Tennessee, this the 11th day of October, 1989.

NOTARY PUBLIC

My Commission Expires: 3-7-90

AFFIDAVIT

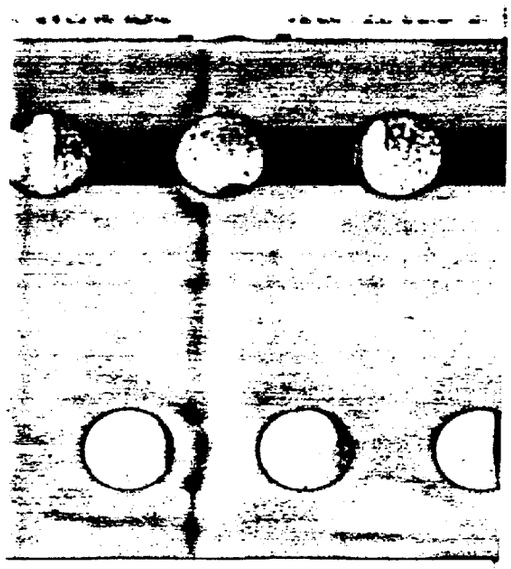
I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $43,400.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

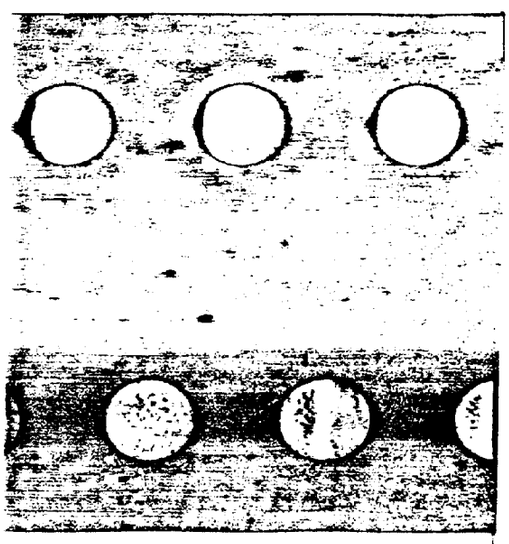
Opal P. Akin
Affiant

Sworn to and subscribed before me
this 11th day of October, 1989.

NOTARY PUBLIC

My Commission Expires: 3-7-90





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7971 PAGE 407

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	43400.00
CON TX	143.22
PRFEE	1.00
WDEED	6.00
TOTAL	150.22
CHECK	150.22

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 56 0001 0234

77793

IDENTIF. REFERENCE

OCT 31 8 55 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 262329