BOOK 10800 PG 721

THIS INSTRUMENT PREPARED BY:
Eva M. Lemeh
Lemeh & Associates
4300 Kings Lane
Nashville, TN 37218

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL No.
Dwayne L. Bell **2107 Buena Vista Pike** **Nashville, TN 37218**	**SAME**	**58-14-166**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $20,000.00.

Dwayne L. Bell
Affiant

Subscribed to and sworn before me this 19th day of February, 1998.

Notary Public

My Commission Expires: March 25, 2000

FOR AND IN CONSIDERATION of the sum of Twenty Thousand Dollars ($20,000.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, WILLIAM THOMAS and wife, GAYLA THOMAS (collectively referred to herein as the "Grantor"), have this day bargained and sold, and do hereby transfer and convey unto DWAYNE L. BELL d/b/a EXCEL REAL ESTATE & DEVELOPMENT COMPANY (the "Grantee"), its legal representatives, successors and assigns, certain real estate located in Davidson County, Tennessee, and described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 10 on the Amended Final Plat of Enchanted Hills, Section 5, Phase 1, a Planned Unit Development, as of record in Book 6900, page 870, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to William Thomas and wife, Gayla Thomas by Quitclaim Deed from Mae C. Wilson, unmarried of record in Book 9279, page 808, Register's Office for Davidson County, Tennessee.

This is unimproved real property known as 4212 Princess Lane, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belongs, to the Grantee, its legal representatives, successors and assigns forever. We covenant with the said Grantee that we are lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its legal representatives, successors and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness my hand this 13th day of February, 1998.

WILLIAM THOMAS

GAYLA THOMAS

STATE OF TEXAS)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM THOMAS and GAYLA THOMAS, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Office this 13th day of February, 1998.

Notary Public

My Commission Expires: 4-19-98

Reginald J. King
Notary Public
STATE OF TEXAS
My Comm. Exp. 4-19-98

PICK-UP

98 FEB 19 PM 1:26

04024 27

IDENTIF. & REFERENCE

5260 02/19 0101 03CHECK 03.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10800 PG 723

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	20000.00
CON TX	74.00
PRFEE	1.00
WDEED	8.00
TOTAL	83.00
CHECK	83.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/17/98 01 11:22 0001 5250

04024427

IDENTIF. & REFERENCE

98 FEB 19 PM 1:26

DAVIDSON COUNTY, TN

No. 1255761