0402428
IDENTIF. & REFERENCE

98 FEB 19 PM 1:27

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

PICK-UP

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL No.	
Audie J. Johnson **2214 Cottage** **Antioch, TN 37013**	**SAME**	**58-14-166**	BOOK 10800 PG 724

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $23,500.00.

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 Three Thousand Five Hundred Dollars ($23,500.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, DWAYNE L. BELL d/b/a EXCEL REAL ESTATE & DEVELOPMENT COMPANY and wife, BEVERLY W. BELL (collectively referred to herein as the "Grantor"), have this day bargained and sold, and do hereby transfer and convey unto AUDIE J. JOHNSON d/b/a CARDINAL CONSTRUCTION CO. (the "Grantee"), his heirs, 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 Dwayne L. Bell d/b/a Excel Real Estate & Development Company by deed from William Thomas and wife, Gayla Thomas of record in Book 10800, page 721, 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, his heirs, 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, his heirs, 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 19th day of February, 1998.

Dwayne L. Bell
DWAYNE L. BELL

Beverly W. Bell
BEVERLY W. BELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DWAYNE L. BELL and BEVERLY W. BELL, 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 19th day of February, 1998.

Notary Public

My Commission Expires: March 25, 2000

5261 02/19 0101 03CHECK 95.95

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

RECEIVED OF _____

FOR _____

BOOK 10800 PG 726

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	23500.00
			CON TX	86.95
			PRFEE	1.00
			WDEED	8.00
			TOTAL	95.95
			CHECK	95.95
		02/19/98	01	13:26 0001 5261

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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REGISTER'S OFFICE
DAVIDSON COUNTY TN

No. 1255762