BOX 11

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 43,000.00

Nannie D Driver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF January, 2000

Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAY 28, 2003
(AFFIX SEAL)

RICHARD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Bicentennial Title & Escrow, 1314 Fifth Ave. North, Suite 300, Nashville, Tennessee 37208-2726

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nannie D. Driver (NAME)	New Owner (NAME)	081-15-0-217.00
1720 Underwood Street (ADDRESS)	(ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, Excel Real Estate & Development, Dwayne L. Bell, d/b/a HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nannie D. Driver, unmarried

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:

Land in Davidson County, Tennessee, being the westerly part of the easterly part of Lot No. 411 on the Plan of McGavock, Wetmore & Other's 2nd Addition, called the Addition to the Town of McGavock of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

Beginning on the northerly margin of Underwood Street, (also referred to as Underwood Avenue) at a point 228.5 feet west of the westerly margin of the first alley west of 17th Avenue North: thence with the northerly margin of Underwood Street westerly 35 feet; thence northwardly 108 feet to the southerly margin of Cockrill Street; thence with the same easterly 33 1/3 feet to a point, 216 2/3 feet west of the westerly margin of said alley; thence southwardly 117.5 feet to the point of beginning.

Being the same property conveyed to EXCEL REAL ESTATE DEVELOPMENT, by deed from APPROVED FINANCIAL CORPORATION, of record in Book 11732, page 393, said Register's Office.

Instr:200002100013798 Page: 1 OF 2
REC'D FOR REC 02/10/2000 2:42:18PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $159.10

unimproved ( )
This is improved (X) property, known as 1720 Underwood Street, Nashville, TN 37208
(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 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 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 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 hand this 27th day of January, 2000

Dwayne L. Bell, d/b/a
Excel Real Estate & Development
BY: Dwayne L. Bell

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dwayne L. Bell d/b/a Excel Real Estate & Development

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____, AT LARGE.

Commission expires _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

My Commission Expires MAY 23, 2003

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the _____ and _____ respectively of the Excel Real Estate & Development the within named bargainor, and corporation, and that he as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 27th day of January 2000 .AT LARGE

My commission expires _____

Notary Public

RICHARD M. NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 23, 2003