Instr:200004040033751 Page: 1 OF 2
REC'D FOR REC 04/04/2000 2:45:09PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $405.15

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of March, 2000.

Notary Public

My Commission Expires: 4-1-2001

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
James R. Carrigan
1433 Bell Trace Drive
Nashville, TN 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 162-16-0-E-046.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Catherine Mascarenas, unmarried,** hereinafter referred to as Grantors, hereby transfer and convey to **James R. Carrigan, an unmarried man,** hereinafter referred to as 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 Lot No. 15 on the Plan of Bell Crest, Section Two, a Planned Unit Development, as of record in Book 9700, page 20, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Catherine Mascarenas, unmarried by Warranty Deed from MCR Development Corp. of record in Book 10039, page 493 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

The Plan of record in Plat Book 9700, page 20 in the Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 9408, page 320; Book 9613, page 20 and in Book 9892, page 927 all in said Register's Office.

By-Laws of Bell Crest Homeowners' Association Inc. of record in Book 9421, page 454 in said Register's Office.

A perpetual non-exclusive easement for ingress and egress granted Albar Building Industries of record in Book 4984, page 569 in said Register's Office.

Deeds of Conveyance of sewer lines of record in Book 5020, page 739; Book 5025, page 614; Book 5287, page 976 and in Book 5287, page e979 all in said Register's Office.

Storm Water Detention Agreement of record in Book 6145, page 226; Book 9402, page 657 and in Book 9771, page 565 all in said Register's Office.

Deed of Conveyance of Sewer Lines of record in Book 6303, page 595 in said Register's Office.

All matters as shown on the Boundary Plat of record in Plat Book 5200, page 609 in said Register's Office.

All other easements and restrictions as shown of record in the Register's Office for Davidson County, Tennessee.

County Taxes for the year 2000 are a lien not yet due and payable . Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as **1433 Bell Trace Drive, Nashville, TN 37013.**

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 I do 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 the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my 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 31st day of March, 2000.

Catherine Mascarenas

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Catherine Mascarenas, unmarried, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of March, 2000.

Notary Public

9-11-2001
My Commission Expires

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

01569-BW