#17169
File Box 9B - First Title & Escrow

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Instr:200005010042794 Page: 1 OF 2
REC'D FOR REC 05/01/2000 11:50:42AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $573.50

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Marcia S Kennard
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 26th day of April, 2000.

Notary Public

My Commission Expires: 11/29/03

SERALD G. FATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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:
Marcia S. Kennard
320 Randall Drive
Nashville, Tennessee

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 146-12-0-050.00

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, **Ray R. Bell and wife, Martha Ann Bell,** hereinafter referred to as Grantors, hereby transfer and convey to **Marcia S. Kennard,** 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:

Being Lot No. 2 on the Plan of Crievewood, as of record in Book 2331, page 99 in the Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 130 feet on the north side of Randall Drive and runs back 221.7 feet on the west line and 226.4 feet on the east line, to a dead line in the rear on which is measures 97.3 feet.

Being the same property conveyed to Ray R. Bell and wife, Martha Ann Jean by Warranty Deed from Herbert Joe Denney and wife, Elva Jean Denney of record in Book 4723, page 226 in the Register's Office for Davidson County, Tennessee.
*corrected in Book 4735, page 135

THIS CONVEYANCE IS MADE SUBJECT TO:

The Plan of record in Book 2331, page 99 in the Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2491, page 278 in said Register's Office.

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

County/City Taxes for the year 2000 are a lien currently 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 320 Randall Drive, Nashville, Tennessee.

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 26th day of April, 2000.

Ray R. Bell

Martha Ann Bell

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 Ray R. Bell and wife, and Martha Ann Bell, 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 26th day of April, 2000.

Notary Public

9-11-2001
My Commission Expires

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

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