THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215
H-0037

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***115,000.00.

Affiant

Subscribed and sworn to before me this 28th day of February, 2001.

Notary Public

My Commission Expires: 11/27/04

DANA DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

ADDRESS OF NEW OWNER

JASON M. BELL
844 Argyle Avenue
Nashville, Tennessee 37203

SEND TAX BILLS TO

Capital Bank & Trust Company
1820 West End Avenue
Nashville, Tennessee 37203

MAP & PARCEL NOS.

MAP 105-5
PARCEL 503

Davidson County DEEDWARR
Recvd: 03/09/01 15:37 3pgs
Fees:15.00 Taxes:425.50
20010309-0022976

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTEEN THOUSAND AND 00/100 ($***115,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees the receipt of which is hereby acknowledged, I, MARY FERN GREENBANK, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto JASON M. BELL and JESSICA SHARP, both unmarried, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, 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:

BEING Lot No. 30 on the Map of Fairview Addition to Nashville of record in Book 57, page 94, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Mary Fern Greenbank, unmarried, by deed from John G. Smith and wife, Melinda D. Smith, of record in Book 11605, page 404, Register's Office for Davidson County, Tennessee.

This is improved property known as 844 Argyle Avenue, Nashville, Tennessee 37203.

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.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters, if any, shown on the plan of Fairview Addition to Nashville of record in Book 57, page 94, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 28th day of February, 2001.

Mary Fern Greenbank
MARY FERN GREENBANK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal this 28th day of February, 2001.

Mitchell A. Watts
Notary Public

My Commission Expires: 9-29-01

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
MARY FERN GREENBAND, SELLER

TO
JASON M. BELL AND JESSICA SHARP

844 ARGYLE AVENUE
NASHVILLE, TN 37203

prepared by
MITCHELL A WATTS, ATTORNEY
2400 CRESTMOOR ROAD, SUITE 102
NASHVILLE, TN 37215