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PREPARED BY (AND RETURN TO):

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W & I Ref: (sk) Title No: 42267
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 03/22/01 08:16 2pgs
Fees:11.00 Taxes:384.80
20010322-0027570

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Alvin Bell Deborah Bell 204 Dockside Court Hermitage, TN 37076	Same

TAX MAP-PARCEL NUMBERS: 086-10-126

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 104,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Martha E. Caulkins, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Alvin Bell and spouse, Deborah Bell,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 47 on the plan of Section Three, Lakeside Woods Estates of record in Plat Book 7900, pages 218 - 220, Register's Office for said County.

SAID Lot No 47 front s96.13 feet on the southerly margin of Dockside Court and extends back 122.71 feet on the easterly line and 128.25 feet on the westerly line to a dead line in the rear, measuring 62.04 feet thereon.

BEING the same property conveyed to Martha E. Caulkins by deed from Robert E. Cardwell and wife, Marjorie Nelle H. Cardwell of record in Book 10230, page 218, Register's Office for Davidson County, Tennessee.

Dale W. Woodfin, spouse of Martha E. Caulkins, joins in this conveyance for the sole purpose of conveying any and all marital interest he may have in the subject property.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Pages 218-220, said Register's Office, which Plan shows a minimum building setback line to be determined by Metropolitan Zoning Regulations, and a 10 foot easement for public utility and drainage purposes along the northerly front and southerly rear line(s), and a 2.5 x 25 foot utility anchor easement located on the northwesterly front corner of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 8228, page 335, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 204 Dockside Court, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of March, 2001.

Martha E. Caulkins **Dale W. Woodfin**

State of Tennessee
County of Williamson

On this 16th day of March, 2001, before me the undersigned authority, personally appeared **Martha E. Caulkins and Dale W. Woodfin**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 5/30/04 Notary Public

State of Tennessee
County of Williamson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 104,000.00

Affiant

Sworn and subscribed before me on the 16th day of March, 2001.

Notary Public

My Commission Expires: 3-27-04

WIdoc: Deed Wty—12/92