39-8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (st) Title No: 42082
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/02/01 15:20 2pgs
Fees:11.00 Taxes:1110.00
20010402-0031559

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William E. Wainwright Kimberly L. Kirkman 521 Harpeth Trace Drive Nashville, TN 37221	Bank of America, N.A. 2059 Northlake Parkway Tucker, GA 30084

TAX MAP-PARCEL NUMBERS: 143-02-A-040

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 300,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cynthia Renee Bell, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William E. Wainwright and Kimberly L. Kirkman as Tenants in Common with rights of Survivorship,** 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 din Davidson County, Tennessee, being Lot No. 40 on the Plan of Harpeth Trace Estates, Section Three of record in Plat Book 5200, Pages 751, 752 & 753 Register's Office for said County.

Said Lot No. 40 fronts 80.29 feet on the westerly margin of Harpeth Trace Drive (Private) and extends back 128.23 feet on the northerly line and 146.81 feet on the southerly line to a dead line in the rear, measuring 46.07 feet thereon.

Being the same property conveyed to Cynthia Renee Bell, unmarried by deed from Life Style Homes, a Tennessee General Partnership, composed of Coby Hanai and Ramin Hanai of record in Book 10796, Page 202, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Above described conveyance subject to; Taxes for the year 2001 and subsequent years; Covenants, Conditions and Restrictions of record in Book 5120, Page 208, Book 6274, Page 148, Book 5380, Page 357, Book 5178, Page 138, Book 5120, Page 918 as corrected in Book 5182, Page 767, Book 5182, Page 769, said Register's Office; The Plan of record in Plat Book 5200, Pages 751, 752 & 753, said Register's Office, shows an owner's certificate, a 20 foot minimum setback line from Harpeth Trace Drive, together with a designated building site and an easement for public utility and drainage purposes of varying width along the northerly line of said lot; An Easement Agreement by and between Cynthia Renee Bell and Gary Pinsley and wife Sue Pinsley of record in Book 10796, Page 217, said Register's Office.

This is improved property, known as: 521 Harpeth Trace Drive, Nashville, TN 37221

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 29th day of March, 2001.

Cynthia Renee Bell

_____

State of Tennessee
County of Davidson

On this 29th day of March, 2001, before me the undersigned authority, personally appeared **Cynthia Renee Bell**, 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.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson My Commission Expires MAY 30, 2004

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: $ 300,000.00

_____
Affiant

Sworn and subscribed before me on the 29th day of March, 2001.

KENNETH M. BALLEW NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

My Commission Expires: 5-29-2005 Notary Public