Instrument Prepared By:
R01169KT
FIRST NATIONAL FINANCIAL TITLE SERVICES, INC.
115 East Main St. Suite C-2
Lebanon, Tennessee 37087
615-547-0471 * fax 615-547-0473

File #:

Davidson County DEEDWARR
Recvd: 04/25/01 14:29 2pgs
Fees:11.00 Taxes:259.38
20010425-0041173

WARRANTY DEED

THIS INDENTURE, made and entered into this 18th day of April, 2001, by and between Daniel Charles Bell, A Single Man, party of the first part, and Jennifer Asad, A Married Woman, party of the second part.

WITNESSETH that for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and said party of the first part has bargained and sold and does hereby bargains, sell convey and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County of the State of Tennessee, and being Map 63 Group 2 and Parcel Number 75.00, to wit:

Situated in Davidson County, State of Tennessee, and being further described as:

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Nawakwa Hills, Powwow Addition, Section 3, as of record in Plat Book 974, page 25, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Daniel Charles Bell by Warranty Deed from W. H. Dorris and R. B. Huffine which deed is of record in Book 11327, page 705, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the grantee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Volume 891, Page 377, Register's Office for said County.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their/his/her heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he/she/they is/are lawfully seized in fee of the aforedescribed real estate; that they/she/he have/has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he/she/they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Daniel Charles Bell

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness by hand, at office, this 18th day of April, 2001.

Notary Public

My Commission Expires:

JAMES H. BOYD JR. NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

My Commission Expires October 13, 2001

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the consideration for this transfer or value of the property transferred, whichever is greater is $70,103.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 18th day of April, 2001.

Notary Public

My Commission Expires:

JAMES H. BOYD JR. NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

My Commission Expires October 13, 2001

PROPERTY ADDRESS AND SEND TAX BILL TO:
New Owner
1450 Ocoee Trail
Madison, TN 37115