TRACY L. LOVIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires May 26, 2002

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June, 2001.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bernice C. Haynes 512 Augusta Drive Hermitage, Tn 37076	Columbia National Inc. 7142 Columbia Gateway Drive Columbia, MD 21046	Map 75.04 Parcel 123

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

James C. Bell, Jr. and wife, Ansil N. Bell

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Bernice C. Haynes, unmarried

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. 404 ON THE PLAN OF TULIP GROVE, SECTION 6, AS OF RECORD IN BOOK 4460, PAGE 19, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 100 FEET ON THE WESTERLY SIDE OF AUGUSTA DRIVE AND EXTENDS BACK 156.90 FEET ON THE NORTHERLY LINE AND 151.88 FEET ON THE SOUTHERLY LINE TO A DEAD LINE AND MEASURES 100.05 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JAMES C. BELL, JR. AND WIFE, ANSIL N. BELL, BY DEED FROM TUCKER L. HAYNES AND WIFE, BILLIE J. HAYNES, DATED DECEMBER 31, 1972, AND OF RECORD IN BOOK 4669, PAGE 609, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:
1) 2001 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 4460, Page 19, Register's Office for Davidson County, Tennessee, including but not limited to a 40' minimum building setback line along the front of said lot, a 10' easement for utilities and drainage purposes along the rear of said lot, a 5' easement for utilities and drainage purposes along both sides of said lot, and a utility anchor easement over the NE 2½' X 25' of said lot.
3) Property is subject to Restrictive Covenants contained in Book 4511, Page 994, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 512 Augusta Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 our hand(s) this 29th day of June, 2001.

James C. Bell, Jr.

Ansil N. Bell

Davidson County DEEDWARR
Recvd: 07/23/01 16:22 2pgs
Fees:13.00 Taxes:495.80
20010723-0077996

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, James C. Bell, Jr. and wife, Ansil N. Bell, with whom I am personally acquainted, (or who 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 my hand, at office, this 29th day of June, 2001.

NOTARY PUBLIC

My Commission Expires: 1-26-2002

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076