THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 18254**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $250,500.00. Affiant Subscribed and sworn to before me this 30th day of AUGUST, 2001. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Davidson County DEEDWARR
Recvd: 09/04/01 13:33 2pgs
Fees:13.00 Taxes:926.85

20010904-0095320

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. and Mrs. Daniel L. Bell, Jr. 6008 Deerbrook Drive Nashville, TN 37221	Citimortgage, F.S.B. 12855 N. Outer Forty Drive St. Louis, MO 63141	MAP 155-16-A PAR 130.00 CO FB 09D 83373

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, KEVIN S. CARNEY AND WIFE, CATHERINE A. CARNEY ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DANIEL L. BELL, JR. AND WIFE, LINDA BELL ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6008 Deerbrook Drive, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of AUGUST, 2001.

Kevin S. Carney by Jerry Barker

KEVIN S. CARNEY, BY: JERRY BARKER, ATTORNEY-IN-FACT PURSUANT TO POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO as Inst. # 20010904 0095319

Catherine A. Carney by Jerry Barker

CATHERINE A. CARNEY, BY: JERRY BARKER, ATTORNEY-IN-FACT PURSUANT TO POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO as Inst. # 20010904 0095319

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY BARKER with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained, and who further acknowledged that HE is the Attorney-in-Fact for said KEVIN S. CARNEY AND CATHERINE A. CARNEY and is authorized by the said KEVIN S. CARNEY AND CATHERINE A. CARNEY to execute this instrument on THEIR behalf.

Witness my hand, at Office, this 30th day of August, 2001.

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires:

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Notary Public

My Commission Expires September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 157 on the Plan of Traceside Section Five, as of record in Plat Book 9700, page 269, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Kevin S. Carney and wife, Catherine A. Carney by deed from Stephen Lee Jackson and wife, Lynley G. Jackson of record in Book 11668, page 2, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 9435, page 493, amended in Book 9677, page 675; (3) By-Laws of record in BOok 9668, page 899; (4) Dedication of common area of record as Instrument No. 200003290031456; (5) Charter of record in Book 9668, page 894; (6) Easements of record in Book 1306, page 279; and (7) All matters appearing on the Plan of record in Plat Book 9700, page 269, said Register's Office.