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. 18890**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $99,200.00. Affiant Subscribed and sworn to before me, this 24th day of April, 2002. Notary Public My Commission Expires: My Commission Expires NOV. 29, 2003

GERALD G. PATTERSON, III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner: MR/MRS. SCOTT A. BELL 305 Cedarview Drive Nashville, Tennessee 37211	**Send Tax Bills To:** UNION PLANTERS BANK 2019 Richard Jones Rd., #300 Nashville, Tennessee 37215	**Tax Information:** MAP 162-13 PAR 87 FB 5DU61650

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, JOHN G. ORGAN* AND WIFE, MAUREEN C. ORGAN ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to SCOTT A. BELL AND WIFE, KATHRYN E. 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. *Jr.

This is improved property located at 305 Cedarview Drive, Nashville, Tennessee 37211.

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 24th day of April, 2002.

JOHN G. ORGAN, JR.

MAUREEN C. ORGAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

GERALD G. PATTERSON, III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, JOHN G. ORGAN AND WIFE, MAUREEN C. ORGAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. *JR

Witness my hand, at office, this 24th day of April, 2002.

My Commission Expires NOV. 29, 2003

My Commission Expires:

Notary Public

Davidson County DEEDWARR
Recvd: 04/29/02 12:27 2pgs
Fees:13.00 Taxes:367.04

20020429-0052170

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Revised Section One Cedarwood Estates, as of record in Plat Book 4675, page 62, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to John G. Organ, Jr. and wife, Maureen C. Organ by deed from Cheek and Jones, Incorporated of record in Book 5070, page 215, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 4753, page 683; (3) Easements of record in Book 4545, page 206; and (4) All matters appearing on the Plan of record in Plat Book 4675, page 62, said Register's Office.