After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
02TN0148A HILL BOX 33B

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,405.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 23rd day of May, 2002.

Notary Public

GAIL C VICTORY NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES JAN 25 2003 DAVIDSON COUNTY, TN

My Commission Expires:_____

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 06/04/02 10:01 2pgs
Fees:13.00 Taxes:456.60
20020604-0067232

ADDRESS NEW OWNER(S) AS FOLLOWS:
Victor Gomez
501 Bell Trace Lane
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map & Parcel 162-160-E-070.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Charles V. Fleming, an unmarried man,** hereinafter referred to as Grantor, hereby transfers and conveys to **Victor Gomez, a married man,** hereinafter referred to as Grantee, his heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Bell Crest, Section Two, a Planned Unit Development, as of record in Plat Book 9700, page 20, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Charles V. Fleming a married man by Warranty Deed from MCR Development Corp., a Tennessee Corporation, of record in Book 10199, page 455, Register's Office of Davidson County, Tennessee. Further being conveyed to Charles V. Fleming by virtue of a Final Decree of Divorce and Marital Dissolution Agreement of record as instrument no. 20020604-0067230, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, Page 20, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9408, Page 320, Book 9613, Page 20, and Book 9892, Page 927, Register's Office for Davidson County, Tennessee.

Subject to an Easement for Water and Sewer of record in Book 10131, Page 914 - 918, Register's Office for Davidson County, Tennessee.

Subject to an HOA Charter of record in Book 9421, Page 454, Register's Office for Davidson County, Tennessee.

Subject to an Easement for Storm Water Detention Agreement of record in Book 9771, Page 565, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying his prorata share thereof to GRANTEE who will be responsible for payment of said taxes.

This is improved property known as 501 Bell Trace Lane, Antioch, Tennessee 37013.

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**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 my hand this 23rd day of May, 2002.

Charles V. Fleming by Donald R. Barrett, Jr., attorney-in-fact

Charles V. Fleming
by Donald R. Barrett, Jr., attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald R. Barrett, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, who acknowledged that he is the attorney-in-fact for Charles V. Fleming and who further acknowledged that he executed the forgoing instrument for the purposes therein contained by signing his name as the attorney-in-fact for Charles V. Fleming.

Witness my hand and official seal this 23rd day of May, 2002.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN JAN. 25 2003

05099-BW