Davidson County DEEDWARR
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Fees:13.00 Taxes:342.25
20020717-0085988

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WARRANTY DEED

This Indenture made this **12th** day of **July, 2002** between **Excell Real Estate & Development Co., ,** GRANTOR, and **Barbara M. Bomar, an unmarried woman ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

BEING Lot No. 637, Parkwood Estates, Section Four (4) recorded in Plat Book 3300, page 79 & 80, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Excel Real Estate and Development Company by Warranty Deed from John W. Waller and Gayle E. Waller, husband and wife of record in Instrument 20011105-0121299, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Plat Book 330, pages 79, and 80, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 3434, page 27, Book 3616 page 269, Book 3702, page 519, Register's Office for Davidson County, Tennessee.

Improved property known as 3308 Masonwood Drive Nashville, Tennessee 37207.

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(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 s hereunto set grantor's hand(s) and seal this **12th** day of **July, 2002.**

Excell Real Estate & Development Co.

Dwayne Bell President

County of Davidson

State of Tennessee

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Dwayne Bell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged him/her self to be the President of the Excell Real Estate & Development Co., and that he/she as such President executed the foregoing instrument for the purpose therein contained by signing the name of Excell Real Estate & Development Co. by him/her self as President. Witness my hand and official seal this 12th day of July, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-25-06

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County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $92500

Barbara M. Bomar
Affiant

Subscribed and sworn before me this 12th day of July, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-25-06

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Prepared by:
Equity Search, Inc.
2323 21st Avenue S., Fifth Floor
Nashville, TN 37212

Address of New Owner
Barbara M. Bomar
3308 Masonwood Drive
Nashville, Tennessee 37207

Send Tax Bills to:
Columbia National Incorporated
7142 Columbia Gateway Drive
Columbia, Maryland 21046

Map & Parcel Number:

Map 50 Group 11-0 Parcel 19