AFTER RECORDING RETURN TO: TENNESSEE TITLE & TRUST, INC.
P. O. BOX 1826, HENDERSONVILLE, TN 37077-1826

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/09/02 11:03 2pgs
Fees:13.00 Taxes:296.00

20020909-0108760

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
5th DAY OF September, 2002

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE SUMNER COUNTY TENN.
My Commission Expires 2/28/2004

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donnie W. Toombs	North American Mortgage Company	MAP 016
(NAME)	(NAME)	
2458 Union Hill Road	430 Hillsboro Road, Suite 328	PARCEL 165
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Thomas G. Bell and wife, Katherine M. Bell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donnie W. Toombs

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:

Land in Davidson County, Tennessee, being described according to a survey of Rocky L. Montoya, dated July 28, 1981, as shown on the unrecorded plan of Edward G. Bracy Property, Section 2, Part 2, as being Lot 1, and described as follows:

BEGINNING at a concrete monument in the north margin of Union Hill Road approximately 822.9 feet south of the right of way intersection of Lama Terra Road and Union Hill Road; thence, leaving said north margin along the north line of this described lot North 53 degrees 42 minutes 29 seconds East 357.95 feet to an iron pin, thence, North 44 degrees 22 minutes 23 seconds, East 457.97 feet to an iron pin; thence, along the easterly line of this lot south 42 degrees 36 minutes 30 seconds East 101.00 feet to an iron pin, said point being the northwest corner of lot Number 2; thence, along a line common to lots 1 and 2 South 44 degrees 17 minutes 59 seconds West 458.00 feet to an iron pin; thence, south 48 degrees 59 minutes 29 seconds West 354.77 feet to an iron pin in the north margin of Union Hill Road; thence, along said margin North 43 degrees 06 minutes 43 seconds West 131.07 feet to the point of beginning, containing 2.01 acres more or less.

BEING the same property conveyed to Thomas G. Bell and wife, Katherine M. Bell by Warranty Deed from Robert J. Huffine and wife, Cathy Huffine of record in Book 6557, page 669, Register's Office for Davidson County, TN.

This conveyance is subject to taxes for the year 2002, and subsequent years, easements and restrictive covenants of record.

Louis T. Bell executes this instrument as Attorney-in-Fact on behalf of Thomas

CONTINUED

unimproved ( )
This is improved (X) property, known as 2458 Union Hill Road, Goodlettsville, TN 37072
(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 5th day of September, 2002

Thomas G. Bell
By: Thomas G Bell by Louis T Bell
Louis T. Bell, Attorney-in-fact

Katherine M. Bell
By: Katherine M Bell by Louis T Bell
Louis T. Bell, Attorney-in-fact

LEGAL DESCRIPTION CONTINUATION

G. Bell and Katherine M. Bell pursuant to Special Power-of-Attorneys (2) of record by Instrument No. 20020909.0108 in the Register's Office for Davidson County, Tennessee.

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20020909.0108759

tion, by the said _____ as such _____
and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office in _____, Tennessee on this the _____ day of _____, _____.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

On this 5th day of September, 2002, before me, the undersigned, a Notary Public in and for said County and State, personally appeared LOUIS T. BELL to me known to be the person who executed the foregoing instrument in behalf of THOMAS G. BELL & KATHERINE M. BELL, and acknowledged that they executed the same as the free act and deed of the said THOMAS G. BELL & KATHERINE M. BELL.

Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this the 5th day of SEPTEMBER, 2002.

My Commission Expires: 10/25/03

NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

Mary Bracknell
Notary Public

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisactory evidence), and who acknowledged to me that _____ is the _____ of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the puposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____ day of _____, _____.

_____
Notary Public

My Commission Expires: _____