Davidson County DEEDWARR
Recvd: 11/21/02 11:23 2pgs
Fees:13.00 Taxes:571.65
20021121-0144811

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of November, 2002.

Notary Public

My Commission Expires:

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Judd Sandstrom and Leslie H. Sandstrom
5005 Timberhill Drive
Nashville, TN 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map & Parcel: 146-080-180.00

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, **Albert B. Bell and Lisa Gayle Bell, husband and wife** hereinafter referred to as Grantors, hereby transfers and conveys to **Judd B. Sandstrom and Leslie H. Sandstrom, husband and wife** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Williamson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, Being Lot No. 355 in Section 5, on the Plan of Crieve Hall Estates, of record in Book 2133, page 91, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Albert B. Bell and wife, Lisa Gayle Bell, by Warranty Deed from George E. Jackson and wife, Betty Jackson, of record in Book 8986, Page 762, Register's Office for Davidson County, Tennessee, dated June 14, 1993.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 2133, Page 91, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 2277, Page 110, 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 GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5005 Timberhill Drive, Nashville, TN 37211.

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 I do covenant with the said **GRANTEES** 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 **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 my hand this 15th day of November, 2002.

Albert B. Bell

Lisa Gayle Bell

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 Albert B. Bell and Lisa Gayle Bell, husband and wife, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of November, 2002.

Notary Public

My Commission Expires: 11-22-05

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.