Davidson County DEEDWARR
Recvd: 03/05/03 09:23 2pgs
Fees:13.00 Taxes:98.05
20030305-0028860

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **4th** day of **March, 2003** between **Excel Real Estate & Development, ,** GRANTOR, and **Cardinal Construction ,** 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:

LAND in Davidson County, Tennessee, being Lot No. 42 and 43, of Blocks 21 and 30 on the Plan of Buena Vista, of record in Plat Book 57, page 26, Register's Office for Davidson County Tennessee, and in Plan Book 1, page 84, Chancery Court.

Being the same property conveyed to Excel Real Estate & Development by Warranty Deed from Leon Bowman of record in Instrument No. 20030305-0028856 , Register's Office for Davidson County, Tennessee.

This property is subject to all matters appearing on subdivision plat of record in Plat Book 57, page 26, Register's Office for Davidson County, Tennessee.

Subject to any easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

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 **4th** day of **March, 2003.**

Excel Real Estate & Development

Dwayne Bell, Pres

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 Excel Real Estate & Development, and that he/she as such President executed the foregoing instrument for the purpose therein contained by signing the name of Excel Real Estate & Development by him/her self as President. Witness my hand and official seal this 4th day of March, 2003.

NOTARY PUBLIC

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2003 RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES:

****

County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $26500

Affiant

Subscribed and sworn before me this 4th day of March, 2003.

NOTARY PUBLIC

SUSAN MAGNUSON NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES 10-20-2003 RUTHERFORD COUNTY, TN

MY COMMISSION EXPIRES: _____

****

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

Address of New Owner
Cardinal Construction
2107 BUENA VISTA Pk
NASHVILLE, TN. 37218

Send Tax Bills to:
SAME

Map & Parcel Number:

Map 81 Group 07-0 Parcel 39