02/17/04 JRR/aw

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
Suite 2702, The Office Tower
611 Commerce Street
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694
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Davidson County DEEDWARR
Recvd: 02/23/04 15:12 4pgs
Fees:23.00 Taxes:536.50
20040223-0020457

WARRANTY DEED

Address New Owner(s) as follows: JEFF S. BOHAN and CHERYL M. BOHAN, 444 Elmington Avenue, Apt. 503, Nashville, TN 37205

Name and Address of the person or entity responsible for payment of real property taxes:

Map No. 64, Parcel No. 94, Field Book No. 04D-94687.

For and in consideration of the sum of **ONE HUNDRED FORTY FIVE THOUSAND ($145,000.00) DOLLARS**, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, we, **WILLIAM C. BELL, JR. and wife, JUDI W. BELL,** hereinafter referred to as Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **JEFF S. BOHAN and wife, CHERYL M. BOHAN,** their heirs and assigns, hereinafter referred to as Grantee(s), a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described on **EXHIBIT A** attached hereto and made a part hereof.

This is **unimproved** property, known as 1156 Safety Harbor Cove, Old Hickory, Davidson County, Tennessee 37138.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, **JEFF S. BOHAN and wife, CHERYL M. BOHAN,** their heirs and assigns, forever; and Grantors 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, except as shown herein. (See **EXHIBIT B** attached hereto.) We do further covenant and bind ourselves/our heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, 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.

WITNESS our hands this 20th day of February 2004.

William C Bell Jr.
WILLIAM C. BELL, JR.

Judi W. Bell
JUDI W. BELL

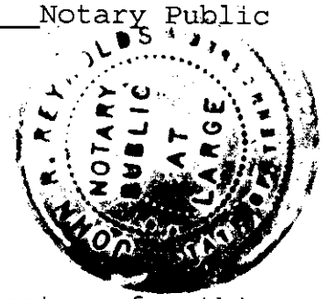
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **WILLIAM C. BELL, JR. and wife, JUDI W. BELL,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of February 2004.

JR. Reynolds Notary Public

My commission expires 24 June 2004



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $145,000.00.

Cheryl M Bohan Affiant

Subscribed and sworn to before me this 20th day of February 2004.

JR Reynolds Notary Public

My commission expires 24 June 2004



NOTE TO REGISTER:

Upon recording, please return the recorded instrument to:

JOHN R. REYNOLDS
Attorney at Law
Suite 2702, The Office Tower
611 Commerce Street
P. O. Box 190481
Nashville TN 37219-0481
Tel: (615) 256-2694
Fax: (615) 256-2361

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 194 on the Plan of Brandywine Pointe, Phase Six, Section One, as shown of record in Plat Book 7900, page 805, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to **WILLIAM C. BELL, JR. and wife, JUDI W. BELL**, by Deed from **James A. Cain, an unmarried person**, shown of record as Instrument No. 20010830-0094515, Register's Office for Davidson County, Tennessee.

Unimproved property known as 1156 Safety Harbor Cove, Old Hickory, Davidson County, Tennessee 37138.

EXHIBIT B

1. 2004 Metropolitan Nashville-Davidson County, Tennessee real property taxes, listed to **William C. Bell, Jr. and wife, Judi W. Bell**, Map-Parcel No. **064-03-0-B 094.00**, Field Book No. **04D 94687**, a lien, but not yet due and payable.

2. If improvements are completed after 1 January of any year, the law requires supplemental assessment for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of **Tennessee Code Annotated, Sections 67-5-603, et seq.**

3. All matters as shown on Plan of Brandywine Pointe, Phase Six, Section One, as shown of record in Book 7900, page 805, Register's Office for Davidson County, Tennessee.

4. Restrictions as shown of record in Book 8120, page 170, and Book 8671, page 484, and Book 9485, page 885, Register's Office for Davidson County, Tennessee.

5. Charter for Brandywine Pointe Community Association, Inc., as shown of record in Book 9013, page 39, and Book 9117, page 77, Register's Office for Davidson County, Tennessee.

6. Declaration of Covenants, Conditions and Restrictions of Brandywine Pointe Community Association, Inc., as shown of record in Book 9057, page 831, Register's Office for Davidson County, Tennessee, and all amendments thereto as recorded.

7. By-Laws of Brandywine Pointe Community Association, Inc., as shown of record in Book 10721, page 835, Register's Office for Davidson County, Tennessee.

8. Any lien for maintenance fees, assessments and related expenses imposed by Brandywine Pointe Community Association, Inc.

9. Land Lease for Clubhouse as shown of record in Book 9128, page 615, Register's Office for **Davidson** County, Tennessee. (May not affect this property.)

10. Easement for Ingress and Egress for Boat Dock as shown of record in Book 11108, page 555, Register's Office for Davidson County, Tennessee. (May not affect this property.)