Davidson County DEEDWARR
Recvd: 04/06/04 15:18 4pgs
Fees:23.00 Taxes:558.70
20040406-0039049

PICK-UP

03/31/04 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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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.

WARRANTY DEED

Address New Owner(s) as follows: **KRISTIN KELLE, 231 Hillsboro Place, Nashville TN 37215**

Name and Address of the person or entity responsible for payment of real property taxes: America's Wholesale Lender, 4500 Park Granada, Calabasas, CA 91302

Map/Parcel No. **117-03-D 231.00**, Field Book No. **07DA 91250**.

For and in consideration of the sum of **ONE HUNDRED FIFTY ONE THOUSAND ($151,000.00) DOLLARS**, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, we, **W. JARRATT BELL and wife, DEANNA S. BELL**, hereinafter referred to as Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **KRISTIN KELLE**, her 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 **improved** property, known as **231 Hillsboro Place, Nashville, Davidson County, Tennessee 37215.**

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **KRISTIN KELLE**, her heirs and assigns, forever; and Grantors do covenant with the said Grantee 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

Grantee, her 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 5th day of April 2004.

W. Jarratt Bell
W. JARRATT BELL

Deanna S. Bell
DEANNA S. BELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **W. JARRATT BELL and wife, DEANNA S. 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 05th day of April 2004.

_____ 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 $**151,000.00**.

Kristin Kelle Affiant

Subscribed and sworn to before me this 05th day of April 2004.

_____ Notary Public

My commission expires 24 June 2004

EXHIBIT A

A certain condominium apartment in Davidson County, Tennessee, described as Unit 231, Hillsboro Station Condominiums, a Horizontal Property Regime, located on 231 Hillsboro Place, Davidson County, Tennessee, as shown on the Plan of Hillsboro Station Condominiums, Condominium apartments, recorded in Plat Book 6250, pages 751-753, said Register's Office, and described in a Master Deed recorded in Book 6740, page 37, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Hillsboro Station Condominiums contained in the Master Deed recorded in Book 6740, page 37, Register's Office for Davidson County, Tennessee, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to **W. JARRATT BELL and wife, DEANNA S. BELL**, by Deed from **KIMBERLY SULLIVAN GILES and spouse, DAVE F. GILES**, shown of record as Instrument No. 20010627-0067927, Register's Office for **Davidson** County, Tennessee.

Immproved property known as 231 Hillsboro Place, Nashville, Davidson County, Tennessee 37205.

EXHIBIT B

1. 2004 Metropolitan Nashville-Davidson County, Tennessee real property taxes, listed to **W. Jarratt Bell and wife, Deanna S. Bell**, Map-Parcel No. **117-03-D 231.00**, Field Book No. **07DA 91250**, a lien, but not yet due and payable.

   2003 Metropolitan Nashville-Davidson County, Tennessee real property taxes, listed to to **W. Jarratt Bell and wife, Deanna S. Bell**, Map-Parcel No. **117-03-D 231.00**, Field Book No. **07DA 91250**, **$1,242.33,** PAID.

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 the Plan of Hillsboro Station Condominiums of record in Book 6250, pages 751-753, Register's Office for Davidson County, Tennessee.

4. Master Deed of Hillsboro Homeowner's Association of record in Book 6740, page 37, Register's Office for Davidson County, Tennessee.

5. Document entitled "Rules and Regulations – Vehicles and Parking Hillsboro Station recorded in Book 8140, page 690, Register's Office for Davidson County, Tennessee.

6. Rights or claims of parties other than Insured in actual possession of any or all of the property.

7. Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.

8. Unfiled Mechanics' or materialmen's liens.