Davidson County DEEDWARR
Recvd: 04/19/04 10:12 2pgs
Fees:13.00 Taxes:407.00
20040419-0043590

This Instrument Prepared By:
Title Escrow, Inc.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
Anthony Bell and Staci L. Bell
1825 Hidden Ridge Circle
Mt. Juliet, TN 37122

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 073-03-
PARCEL 5.00
03DZ-43228

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Helen Adams Barnthson, a widow, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Anthony Bell and wife, Staci L. Bell, as tenants by the entirety, 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:

> BEING Lot No. 168, on the Plan of Sutherland Heights, Section Four, of record in Plat Book 5190, Page 531, which voids, vacates and supercedes Plat Book 2854, Page 43, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> BEING the same property conveyed to Charles William Barnthson and wife, Helen Adams Barnthson by Quitclaim Deed from Helen D. Adams, of record in Book 7364, Page 632, Register's Office for Davidson County, Tennessee. The said Charles William Barnthson having since died.

This is the same description as in previous deed of record.

THIS conveyance subject Restrictions of record in Book 2902, Page 189 and Book 2903, Page 144; and such easements and setback lines of record Plat Book 5190, Page 531, in said Register's Office.

Taxes for 2004 have been pro-rated and assumed by Grantees.

Helen Michelle McIlvain executed this instrument on behalf of Helen Adams Barnthson pursuant to a Power of Attorney which is being placed of record currently herewith in INST: 200404 19 - 0043589, said Register's Office.

This is improved property known as 2817 McGavock Pike, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Anthony Bell and wife, Staci L. Bell, their heirs and assigns, forever; and I, Helen Adams Barnthson, 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 2nd day of April, 2004.

Helen Adams Barnthson by Helen Michelle McIlvain

Helen Adams Barnthson, by Helen Michelle McIlvain,
Attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Helen Michelle McIlvain with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney in Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 2nd day of April , 2004.

Gene W. Floyd

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission expires: 11/27/2004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 110,000.00.

Anthony Bell

AFFIANT

Subscribed and sworn to before me this 2nd day of April, 2004.

Gene W. Floyd

NOTARY PUBLIC
My Commission Expires: 11/27/2004

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.