THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
5409 Maryland Way Suite 120
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 161,500.00

Carrie Liesler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April, 2004

Mary Frances Rudy
Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Davidson County DEEDWARR
Recvd: 04/28/04 11:20 2pgs
Fees:13.00 Taxes:597.55

20040428-0048167

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Catherine Dansby (NAME)	New Owner (NAME)	MAP 126-15B
105 Commonwealth Court (ADDRESS)	(ADDRESS)	PARCEL 162
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jesse C. Bell, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Catherine Dansby & Robert E. Dansby, Sr.

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:

LAND in Davidson County, Tennessee, being Lot No. 162 on the Plan of Section One, Lexington Point Subdivision of record in Instrument No. 20000830-0085624, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jesse C. Bell, an unmarried man by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation of record in Instrument No. 20010725-0078812, said Register's Office.

Julie Bell joins in this conveyance to convey any and all marital interest she may have in subject property.

unimproved ( )
This is improved (X) property, known as 105 Commonwealth Court, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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 23rd day of April, 2004

Jesse C. Bell

Julie 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 Jesse C. Bell and Julie Bell

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 23rd day of April, 2004.

Commission expires July 27, 2004

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public