Davidson County DEEDWARR
Recvd: 06/25/04 13:39 2pgs
Fees:13.00 Taxes:640.10

20040625-0075740

WARRANTY DEED

STATE OF TENNESSEE
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 173,000.00

SANDRA S. TOWLER Notary Public At Large WILLIAMSON COUNTY, TN

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd June, 2004

Notary Public

My Commission Expires: 2-19-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICES OF TENNESSEE, LLC, 121 FIRST AVENUE, SOUTH, SUITE 210 FRANKLIN, TENNESSEE 37064 (615) 591-1156

Address of New Owners as Follows:	**Send Tax Bills To:**	**Map Parcel No.**
Jon W. MCWRIGHT and Julie L. MCWRIGHT 8289 Boone Trace Nashville, TN 37221	Cavalry Mortgage 1 Burton Hills Blvd. #10 Nashville, TN 37215	126-15-0-B-303.00 CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good valuable consideration, the receipt of which is hereby acknowledged, We, **Steven BELL and Aimee BELL**, hereinafter called Grantor have bargained and sold, and by these presents do transfer and convey unto **Jon W. MCWRIGHT and Julie L. MCWRIGHT, husband and wife**, hereinafter called 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 31, on the Plan of Section Four, LEXINGTON POINT, of record in Instrument No. 20020116-0006343, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Steven Bell and Aimee Bell by Warranty Deed from NVR, Inc. t/a Fox Ridge Homes, of record Instrument No. 20021204-0149431, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:
Taxes for the year 2004 and subsequent years, a lien not yet due and payable.

Subject to all matters shown on the Plan of Section Four, Lexington Point of record in Instrument No. 20020116-0006343, Register's Office for Davidson County, Tennessee.

Covenants, conditions, restrictions for Lexington Point of record in Instrument No. 200010180103445; annexation of Section Two by First Supplementary of record in Instrument No. 200105220052909; re-recorded in Instrument No. 20020214-0019754, Second Supplementary in Instrument No. 20020219-0021061, Register's Office for Davidson County, Tennessee.

Charter of Lexington Point HOA and By-Laws of Lexington Point HOA of record in Instrument No. 20001020-0104424, Register's Office for Davidson County, Tennessee.

Subject to plan of Newson Land of record in Plat Book 1, page 25 and Plat Book 1, page 121, Chancery Court for Davidson County, Tennessee.

Subject to easement granted to Nashville Chattanooga and St. Louis Railway of record in Book 513, page 396, said Register's Office.

Subject to easement to Tennessee Electric Power Company of record in Book 751, page 375 and Book 787, page 7, said Register's Office.

Subject to easement and right of way by Tennessee Valley Authority set forth Declaration of Taking of record in Book 4205, page 194 and Judgment of record in Book 4226, page 715, said Register's Office.

Easement for Transmission Line of record in Book 4257, page 647, said Register's Office.

Easement to Harpeth Valley Utility of record in Book 7526, page 315 and Book 7526, page 318 and Book 7526, page 324, said Register's Office.

Easement for ingress and egress for the purpose of Vehicular access of record in Book 11669, page 837, said Register's Office.

Stormwater Detention Agreement for Lexington Point, Section 4 of record in Instrument No. 200020729-0090372, said Register's Office.

Permanent Drainage Easement of record in Instrument No. 20020729-0090373, said Register's Office.

Title to that portion of the premises, if any, embraced within the charter right of way of CSX Transportation Railroad.

Surveyor's Certificate of Correction to Final Plat, Section Two, Lexington Pointe of record in Instrument No. 20011214-0138239, Register's Office for Davidson County, Tennessee.

Application of Greenbelt Assessment Agriculture of record in Book 9996, page 579, said Register's Office.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

unimproved: ( )
This is improved: (X) property, known as: **8289 Boone Trace, Nashville, TN 37221**

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 person 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 June, 2004.

GRANTOR:

Steven Bell

GRANTOR:

Aimee Bell by Steven Bell her attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Steven Bell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and notarial seal at my office at Franklin, Tennessee, this 23rd day of June, 2004.

SANDRA S. TOMLIN Notary Public At Large WILLIAMSON COUNTY, TN

Sandra S. Tomlin
NOTARY PUBLIC

My Commission expires: 2-19-07

STATE OF TENNESSEE COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Steven Bell, with whom I am personally acquainted (or proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Aimee Bell for the purpose therein contained, and who further proved to me that he is the Attorney in Fact for Aimee Bell, and is authorized by Aimee Bell to execute this instrument on her behalf.

This the 23rd day of June, 2004

SANDRA S. TOMLIN Notary Public At Large WILLIAMSON COUNTY, TN

Sandra S. Tomlin
NOTARY PUBLIC

My Commission Expires: 2-19-07