40-A

Davidson County DEEDWARR
Recvd: 07/01/04 15:36 2pgs
Fees:13.00 Taxes:334.85
20040701-0078692

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Luis Jara and wife,
Trancito Jara
7000 Portland Avenue
Ridgefield, MN 55423

SEND TAX BILL:

New Owner

MAP AND PARCEL:
MAP 43-6
PARCEL 181

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Delores Jean Allison, sole remaining Trustee under the Virginia W. Bell Revokable Living Trust**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Luis Jara and wife, Trancito Jara**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Madison Park, Section 3, as of record in Plat Book 3500, page 104, Register's Office for Davidson County, Tennessee.
>
> Said lot fronts 78 feet on the southerly side of Fedders Drive and runs back 125.11 feet on the east line and 131.4 feet on the west line to a dead line in the rear on which it measures 72 feet.
>
> Being the same property conveyed to John W. Bell and wife, Virginia W. Bell, by deed from Cumberland Builders, Inc. of record in Book 4188, page 833, Register's Office for Davidson County, Tennessee. The said John W. Bell died March 25, 1993. The said Virginia W. Bell, a widow, conveyed her interest in the property to Virginia W. Bell and Delores Jean Allison, Co-Trustees, by QuitClaim Deed of record in Book 11662, page 962*, said Register's Office, and retained a life estate. The said Virginia W. Bell, also known as Virginia May Bell, died on January 23, 2004.

*as re-recorded in Instrument No. 20040701-0078691, said Register's Office.

> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 524 Fedders Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns,

forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors 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 29TH day of June, 2004.

Delores Jean Allison, Trustee

Delores Jean Allison, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Delores Jean Allison, sole remaining Trustee under the Virginia W. Bell Revokable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 29TH day of June, 2004.

Wayne Judkins

Notary Public

WAYNE JUDKINS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

My Commission Expires: 2/6/07

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $90,500.00.

AFFIANT

Subscribed and sworn to before me
this 30th day of June, 2004.

NOTARY PUBLIC

My Commission Expires: 1/29/05

CATHERINE H. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.

My Commission Expires
January 29, 2005