THIS INSTRUMENT PREPARED BY:
Bluegrass Title Company
625 E. Main Street, Ste 3
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 07/14/04 08:28 2pgs
Fees:13.00 Taxes:166.50
20040714-0083603

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Tracy C. Harris Phillip A. Kemp 26 Waters Avenue Nashville, TN 37206	same	83-7 – 078.00

FOR AND IN 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 Janice B. Newcome (F/N/A Jancie L. Bell) and Harold B. Bell, joined tenants with right of survivorship, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey to Tracy C. Harris, unmarried and Phillip A. Kemp, unmarried, hereinafter called the Grantees, their heirs and assigns, that 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. 7 on the plan of McCarn Subdivision, of record in Book 2854, page 121, as amended by instrument of record in Book 3166, page 481, both in the Register's Office for said County.

Said Lot No. 7 fronts 53.0 feet on the southerly margin of Waters Avenue and extends back 90.52 feet on the easterly line and 138.72 feet on the westerly line to a dead line in the rear, measuring 71.25 feet thereon.

Being the same property conveyed to Janice L. Bell and Harold B. Bell, joined tenants with right of survivorship from Donald G. Powell and wife, Linda G. Powell by deed dated 7/21/78 of record in Book 5315, page 981, said Register's Office.

This is improved property known as: 26 Waters Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD, the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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. Whenever 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 our hands this 9th day of July 2004.

Janice B. Newcome

Janice B. Newcome by Harold B. Bell her Attorney in Fact

Harold B. Bell

Harold B. Bell

State of TENNESSEE
County of Sumner

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Harold B Bell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 9th, day of July 2004.

My commission expires: 7/6/05

NOTARY PUBLIC

LELAND L. COLE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

State of: Tennessee
County of: Sumner

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Harold B Bell with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Janice B Newsome, acknowledged that such person executed the same as the free act and deed of Harold B Bell evidenced by that certain Power of Attorney of record in Book ★, page , in the Register's Office for Davidson County, Tennessee ★ 20040714-0083602

Witness my hand and official seal at office this 9th, day of July 2004.

My commission expires: 7/6/05

NOTARY PUBLIC

LELAND L. COLE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $ 45,000.00.

Affiant

Subscribed and sworn to before me this 9th day of July, 2004.

NOTARY PUBLIC

My Commission Expires: 7/6/05

LELAND L. COLE NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.