This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040329

Davidson County DEEDWARR
Recvd: 08/02/04 13:34 2pgs
Fees:13.00 Taxes:209.05
20040802-0092187

Send Tax Bills To:
The Huntington National Bank
7575 Huntington Park Drive, HM3210
Columbus, OH 43235

New Owner is:
Katrina M. Bell
1206 Joseph Avenue
Nashville, TN 37207

MAP: 71-15
PARCEL: 280.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Marilyn S. Bell and Dawn N. Bell**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Katrina M. Bell , unmarried** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 50, on the Map of Sharpe and Horn's Second Addition, of record in Book 161, Page 53, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Marilyn S. Bell and Dawn N. Bell, both unmarried, by Warranty Deed from Joe N. Smith, a married person, dated June 26, 1998, recorded June 30, 1998, in Book 10999, page 672, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 27 day of July, 2004.

GRANTOR:

Marilyn S. Bell

Marilyn S. Bell

Dawn N. Bell by Marilyn S. Bell Crutcher AS AIF

Dawn N. Bell

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Marilyn S. Bell and Dawn N. Bell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 27 day of July, 2004.

CHENOA T. JACOBS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Chenoa T. Jacobs
Notary Public

My Commission Expires: May 30, 2007

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $56,500.00.

Leslie Haney
Affiant

SWORN TO and subscribed before me this 27 day of July, 2004.

Chenoa T. Jacobs
NOTARY PUBLIC
My commission expires:
May 30, 2007

CHENOA T. JACOBS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.