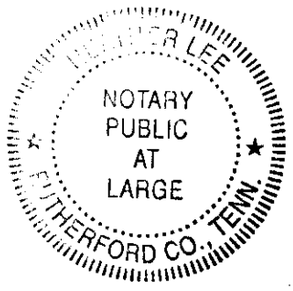
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Audie J. Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JULY, 2004.

Heather Lee
Notary Public

MY COMMISSION EXPIRES: June 18, 2005.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Jack Case Wilson Title Associates, LLC
103 Maple Street
Smyrna, Tennessee 37167

R-1676

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Audie J. Johnson | Audie J. Johnson | 058-10-0 049.00 |
| (NAME) | (NAME) | |
| P.O. Box 633 | P.O. Box 633 | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Antioch, TN 37013 | |
| (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, Dewayne Bell d/b/a Excel Builders of Tennessee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Audie J. Johnson, 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:

Lot No. 22 on the Plan of Enchanted Hills Subdivision, Section 5, Phase II of record in Plat Book 9700, Page 371, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING all of the same property conveyed to BinkPatt, Inc. by Warranty Deed dated June 26, 2000 from James H. Sherrell of record in Instrument Number 20000630-0065278, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Dewayne Bell is also known as Dewayne L. Bell

unimproved ☐

This is improved ☒ property, known as 4461 Enchanted Circle, Nashville, TN 37218
(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 22nd day of July, 2004.

Davidson County DEEDWARR
Recvd: 08/05/04 12:58 2pgs
Fees:13.00 Taxes:129.50

20040805-0094287

Excel Builders of Tennessee
By: Excel Builders of Tennessee by Dewayne Bell
Dewayne Bell, President

Dewayne L. Bell
Dewayne Bell

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dewayne Bell the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee this 22nd day of July, 2004.

Commission expires: June 18, 2005

HEATHER LEE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

Heather Lee

Heather Lee Notary Public

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Dewayne Bell with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the President respectively of the Excel Builders of Tennessee the within named bargainor, and corporation, and that he/she as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Dewayne Bell as such President.

Witness my hand and official seal at office at Smyrna, Tennessee on this the 22nd day of July, 2004.

HEATHER LEE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

Heather Lee

Notary Public

My Commission Expires: 6-18-05

**RETURN TO:**

Jack Case Wilson Title Associates, LLC
103 Maple Street
Smyrna, Tennessee 37167