Davidson County DEEDWARR
Recvd: 08/10/04 13:47 2pgs
Fees:13.00 Taxes:266.40
20040810-0096584

This Instrument Prepared By:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

Warranty Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Greg Duvall	NEW OWNER	131-01-D-239CO
2000 Richard Jones Rd., Ste. 240		
Nashville, TN 37215		

For good and valuable consideration received, **Lexie Hagan, Conservator for Juanita C. Bell** by these presents does transfer and convey by Order of the Chancery Court of Davidson County, Tennessee, being **Docket No. 03-3887-II** unto the Grantee, **Greg Duvall**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Juanita C. Bell**, described as follows:

Land in Davidson County, Tennessee, being Unit No. 239 or known as Apartment No. 24Y of Georgetown Apartment, a condominium, a horizontal property regime established by Master Deed of record in Book 6079, page 516, the Plat of which is of record in Plat Book 5200, page 4, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Juanita C. Bell by deed from Jamie S. Gross by deed of record in Book 11430, page 735, Register's Office for Davidson County, Tennessee. Said property is being conveyed pursuant to Agreed Order to Authorize Sale of Ward's Real Estate (Docket No. 03-03887-II) authorizing Lexie Hagan to execute a deed on behalf of Juanita C. Bell.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 5211, page 325; Book 5616, page 133; Book 6079, page 516 and Plat Book 5200, page 4, Register's Office for said County.

This is improved property known as 5025 Hillsboro Road, Unit 24Y, Nashville, TN 37215.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind herself as **Conservator for Juanita C. Bell** its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 27 day of July 2004.

Lexie Hagan, Conservator

Lexie Hagan, Conservator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27 day of July 2004, before me personally appeared, Lexie Hagan, Conservator for Juanita C. Bell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the Juanita C. Bell, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 27 day of July 2004.

My commission expires: 7-19-05

Notary Public

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $72,000.00.

Affiant

Subscribed and sworn to before me this 27 day of July, 2004.

Notary Public

My Commission Expires: 7-19-05

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.