ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Dennis M. Bellamy	PrimeTrust Bank	
Amy L. Bellamy		MAP and PARCEL
7012 Lexington Point Drive	P.O. Box 210618	126-15-0-B-170.00 CO
Nashville, TN 37221	Nashville, TN 37221	

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

Davidson County DEEDWARR
Recvd: 08/31/04 15:07 2pgs
Fees:13.00 Taxes:821.60

20040831-0105399

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Wendell Todd Sands and wife, Rachel A. Sands AKA Rachael A. Sands,** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Dennis M. Bellamy and Amy L. Bellamy, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 170 on the Plan of Section One, Lexington Point Subdivision, of record in Instrument No. 200008300085624, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Wendell Todd Sands and wife, Rachael A. Sands, by Warranty Deed dated June 29, 2001, from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, of record in Instrument No. 20010713-0074745, Register's Office for Davidson County, Tennessee. Rachael A. Sands is one and the same person as Rachel A. Sands.

This is property with a common address of 7012 Lexington Point Drive, Nashville, TN 37221.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Instrument No. 200008300085624, said Register's office and all matters therein; (3) Declaration of Covenant, Conditions, and Restrictions, of record in Instrument No. 20001018-0103445, as amended in Instrument No. 20010522-0052909 as re-recorded in Instrument No. 20020214-0019754, all in said Register's Office; (4) Charter of record in Instrument No. 20001020-0104424, said Register's Office; (5) Ingress/Egress easement reserved in instrument in Book 11669, Page 837, said Register's Office; (6) Grant of Transmission Line Easement of record in Book 4230, Page 987, said Register's Office; (7) Public utility easement of record in Book 7601, Page 404, said Register's Office; (8) Bellsouth easement of record in Instrument No. 20010329-0030190, said Register's Office.

7012 Lexington Point Drive, Nashville, TN 37221 is one and the same property as 7012 Lexington Pointe Drive, Nashville, TN 37221.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $168,000.00

Affiant

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

My Commission Expires: 1/28/2006

Notary Public

My Commission Expires JAN 28, 2006

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **30th** day of **August, 2004**.

X Wendell Todd Sands
Wendell Todd Sands

X Rachel A. Sands
Rachel A. Sands AKA Rachael A. Sands
A.K.A.
Rachel A. Sands

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Wendell Todd Sands and wife, Rachel A. Sands AKA Rachael A. Sands**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **30th** day of **August, 2004**.

Notary Public
My Commission Expires: 1/28/2006

SANDRA SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 28, 2006

File No. 0408-151.WD