Davidson County DEEDWARR
Recvd: 10/01/04 15:00 2pgs
Fees:13.00 Taxes:750.73

20041001-0118762

WARRANTY DEED

B-OSM-04-1121

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,900.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF September, 2004.

Notary Public

MY COMMISSION EXPIRES: 2006

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE MARY FRANCES RUDY

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Paige	IndyMac Bank	
1121 Holt Hills Place (ADDRESS)	190 Technology Parkway (ADDRESS)	172-15-A-59 CO
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Norcross, GA 30092 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BENJAMIN BELL AND WIFE TERESA BELL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL PAIGE AND KRISTAL PAIGE,* hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

* Husband and wife

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Holt Woods, Section Five, of record in Book 9700, Page 10, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Benjamin G. Bell, Jr., and wife, Teresa A. Bell by Deed dated October 30, 1996 and filed for record on October 31, 1996 in Book 10243, Page 734, Register's Office for Davidson County, Tennessee.

Homeowners Association Charter filed for record in Book 9570, Page 5, in the Register's Office for Davidson, Tennessee.

This conveyance is subject to Conveyance of Open Space of record in Instrument Number 20020807-0095356; Agreements of record in Book 5707, Page 706 and Book 5720, Page 183, both of record in the Register's Office for said County.

This conveyance is subject to Storm Water Detention Agreement of record in Book 8497, Page 458, Register's Office for said County.

Restrictive Convenants of record in Deed Book 9570, Page 22 and Book 9745, Page 41, Register's Office of said County.

By-Laws filed of record in Book 9570, Page 13, in the Register's Office for Davidson, County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1121 Holt Hills Place, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 22nd day of September, 2004.

Benjamin Bell

Teresa Bell

Teresa Bell

STATE OF Tennessee
COUNTY OF Davidson

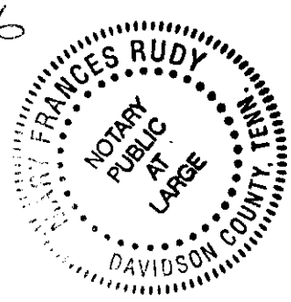
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Benjamin Bell and Teresa Bell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the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

Witness my hand and official seal, this the 22nd day of September, 2004.

Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903