BOX 36

RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $40,000.00 Zane C Bell *Affiant* Subscribed and sworn to me on October 29, 2004. June E. Rowell NOTARY PUBLIC NOTARY PUBLIC NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. JUNE E. ROWELL My Commission Expires JULY 29, 2006 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 11/01/04 15:39 2pgs
Fees:13.00 Taxes:148.00
20041101-0131087

THIS INSTRUMENT WAS PREPARED BY:
D. Andrew Saulters
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20423SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Zane C. Bell 113 Featherstone Drive Franklin, TN 37069	SAME	094-01-125.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, BAB Investments, Ben P. Shields, Jr., General Partner also known as BAB Investments, Ltd., hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Zane C. Bell, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 9 and the north 5.3 feet front and 17.5 feet rear of Lot No. 8 on the Plan of the Subdivision of Lot No. 3, N.H. Hobson's Subdivision as of record in Plat Book 421, page 78, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to BAB Investments, Ben P. Shields, Jr., General Partner, by deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, dated June 10, 1997, of record in Book 10491, page 685, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2004 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Subject to Conservation Zoning and Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This property is also known as improved property located at 714 S. 12th Street, Nashville, TN 37206.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands on October 29, 2004.

BAB Investments, Ltd.

By: _____

Ben P. Shields, Jr., General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said State and County duly commissioned and qualified, personally appeared Ben P. Shields, Jr., with whom I am personally acquainted and who, upon oath, acknowledged himself to be the General Partner of BAB Investments, Ltd., the within name bargainor, a Limited Partnership and that he as such general partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the Limited Partnership, by himself as General Partner.

Witness my hand and official seal this 29th day of October, 2004.

_____
NOTARY PUBLIC

My Commission Expires: _____

JUNE E. ROWELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC
AT LARGE
JUNE E. ROWELL
My Commission Expires
JULY 29, 2006
STATE OF TENNESSEE