Davidson County DEEDWARR
Recvd: 12/30/04 14:51 3 pgs
Fees:18.00 Taxes:869.50
20041230-0154907

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires November 22, 2008

Sworn to and subscribed before me, the undersigned, a Notary Public this 23rd day of December, 2004.

Notary Public

My Commission Expires: 11/22/08

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Sandra Mariscal and Arturo Mariscal
1228 Pineview Lane
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
172-03-0-A-043.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lisa G. Bell and husband, Tyler Bell** hereinafter referred to as Grantors, hereby transfers and conveys to **Sandra Mariscal and Arturo Mariscal, as tenants in common with right of survivorship,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of The Woodlands, Phase I, of record in Book 6900, pages 498 and 499, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lisa G. Bell and husband, Tyler Bell by Warranty Deed from Mohammad Oftadeh of record in Book 11526, page 214, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 6900, Pages 498-499, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7334, Page 109, Book 4708, page 250, Book 7516, page 37, Book 8454, page 246, Book 8464, page 463, Book 8622, page 390, Book 8634, page 224, Book 8643, page 375, Register's Office for Davidson County, Tennessee.

Easement of record in Book 7836, Page 3, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 8454, Page 246, Register's Office for Davidson County, Tennessee.

Deed of Conveyance of record in Book 8541, Page 225, Book 8541, page 230 and Book 8541, page 235, Register's Office for Davidson County, Tennessee.

Dedication of Common Area of record in Book 8472, Page 310, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien now due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 1228 Pineview Lane, Nashville, Tennessee 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 23rd day of December, 2004.

Lisa G. Bell by Bob Bailey Atty in Fact
Lisa G. Bell

Tyler Bell by Bob Bailey Atty in Fact
Tyler Bell

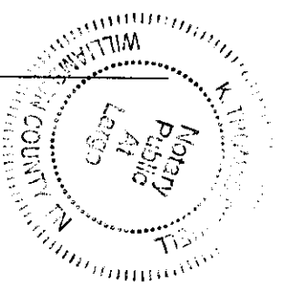
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bob Gurley, with whom I am personally acquainted and who proved himself to be the attorney in fact of Lisa G. Bell and who being authorized to do so acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of December, 2004.

Notary Public

My Commission Expires: 11/2/05



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bob Gurley, with whom I am personally acquainted and who proved himself to be the attorney in fact of Tyler Bell and who being authorized to do so acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of December, 2004.

Notary Public

My Commission Expires: 11/2/05

