This Instrument Was Prepared By:

Kirk C. Waite
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 01/04/05 10:32 2 pgs
Fees:13.00 Taxes:613.83

20050104-0001032

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $165,900.00

Affiant

Subscribed and sworn to before me
This 30th day of December, 2004.

Notary Public

My Commission Expires: 7-19-08

LAURA SHOCK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner	Send Tax Bills to:	Map-Parcel
Michael David Bell	First Horizon Home Loans	91-16-334
4010 Nevada Avenue	P.O. Box 7481	
Nashville, TN 37209	Springfield, OH 45501	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Rochford Realty and Construction Co., Inc. hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Michael David Bell, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Nevada Avenue, formerly Third Avenue, at the corner of Lot Nos. 32 and 33; thence with the northerly margin of said Avenue, westwardly 40 feet to the southeast corner of the property conveyed to Bonnie M. Stinson Sullivan by deed from Earl J. Harrison, et al of record in Book 1368, Page 128, Register's Office for said County; thence with the easterly line of said Sullivan property northwardly 150 feet, more or less, to the southerly margin of an alley; thence with said alley, eastwardly 37.4 feet to the corner of Lot Nos. 32 and 33; thence with the line between said two lots, southwardly 150 feet to the beginning.

Being the same property conveyed to Rochford Realty & Construction Company, Inc., by deed from Wilson Enterprises, Inc., of record in Instrument No. 20040303-0024368, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes 2005 and subsequent years
2. All matters set forth in Plat of record in Plat Book 2, Page 74, Chancery Court of Davidson County, Tennessee.
3.

This is improved property known as 4010 Nevada Avenue Nashville, TN 37209

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 30th day of December, 2004.

Rochford Realty & Construction Co., Inc.

By: _____
James G. Morrissey, Vice President

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Laura Shoun, a Notary Public of the State and County aforesaid, personally appeared James G. Morrissey, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the Vice President of Rochford Realty & Construction Co., Inc., the within named bargainor, and that he as such Vice President, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of Rochford Realty & Construction Co., Inc. by himself as such Vice President.

Witness my hand, at Nashville, Tennessee, this 30th day of December, 2004.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-19-08

LAURA SHOUN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.