Return to: Advantage Title & Escrow
109 Kenner Ct.
Nashville, TN
615-252-2000
#1537

Davidson County DEEDWARR
Recvd: 03/03/05 12:57 2 pgs
Fees:13.00 Taxes:795.50
20050303-0023588

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $214,999.00

Deborah K. Devine
State of Tennessee Notary Public
Davidson County

Kimberly Sherman
Affiant

Subscribed and sworn to before me, this 25th day of February, 2005.

Deborah K. Devine
Notary Public
My commission expires: 11/22/08

03-0501-32463

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
James T. Fussell	Americas Wholesale Lender	155-08-0-A-004.00CO
7012 Poplar Creek Trace	P.O. Box 660694	
Nashville, TN 37221	DALLAS, TEXAS 75266-0694	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Danny T. Bedell and wife, Katherine A. Bedell, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James T. Fussell and Anna C. Lee, husband and wife, hereinafter called the Grantees, their successors 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. 4, on the Plan of Poplar Creek Estates, Phase I, of record in Book 6250, Page 647, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Danny T. Bedell and wife, Katherine A. Bedell, by deed from Dwight E. Long and wife, Carolyn M. Long, of record in Book 8860, Page 104, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 7012 Poplar Creek Trace, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 25th day of February, 2005.

Danny T. Bedell

Katherine A. Bedell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Danny T. Bedell and Katherine A. Bedell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 25th day of February, 2005.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05

Return To:
Advantage Title
109 Kennea Ave
Nashville, TN 37205
#1537