Davidson County DEEDWARR
Recvd: 03/24/05 12:41 2 pgs
Fees:13.00 Taxes:1252.45

20050324-0032103

WARRANTY DEED

ERIN K. MARKHAM
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$338,500.00.**

Affiant

Subscribed and sworn to before me, this the 23rd day of March, 2005.

Notary Public

My commission expires:_____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Robert Keith Belton, Jr. **Schean Griffin- Belton**	**Wells Fargo Bank, N. A.**	**171-08-0-A-086co**
1029 Beech Tree Lane	**2703 Wells Fargo Way**	
Brentwood, TN 37027	**Minneapolis, MN 55467-1747**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Jerry B. Abbott, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Keith Belton, Jr. and Schean G. BELTON

HEREINAFTER CALLED THE 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. 86 on the Plan of Cottonport Plantation, Phase II, a Planned Unit Development, as of record in Book 6900, Page 950, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Jerry B. Abbott, unmarried, by Warranty Deed from A. Gregory Ramos and wife, Sandra I. Ramos, of record in Book 10183, Page 650, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 7430, Page 784 and as amended in Book 7565, Page 57, Book 7824, Page 254 and in Book 7897, Page 576, Register's Office of Davidson County, Tennessee, Declaration of Covenants, Conditions and Restrictions of record in Book 7637, Page 925 and as amended in Book 8313, Page 932, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is Improved (X) Unimproved (____) property, known as: **1029 Beech Tree Lane, Brentwood, TN 37027**

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 we do covenant with the said GRANTEES 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 convenant and bind ourselves, our 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.

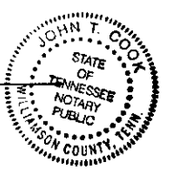
Witness my/our hand(s) this **23rd** day of **March, 2005.**

Jerry B. Abbott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jerry B. Abbott,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **23rd** day of **March, 2005.**



Notary Public

My Commission Expires: 4/10/05