PLEASE RECORD AND RETURN TO:
THIS INSTRUMENT PREPARED BY:
FORSYTHE TITLE AND ESCROW
[illegible] WEST END AVE, SUITE 350
NASHVILLE, TN 37203

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $146,000.00.

Ronnie D. Rickel
Affiant

Subscribed and sworn to me on April 1, 2005.

Kate Rosenthal
NOTARY PUBLIC

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE MY COMMISSION EXPIRES NOV. 14 2006

Davidson County DEEDWARR
Recvd: 04/05/05 14:36 2 pg
Fees:13.00 Taxes:540.20
20050405-0037268

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams Gowan, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20634SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ronnie D. Rickel 428 Bowling Avenue Nashville, TN 37205	SAME	104-13-0-D-014.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Beth Henderson, an unmarried person, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents do transfer and convey unto Ronnie D. Rickel, hereinafter called **"GRANTEE,"** his 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 Unit B-3 as shown on the plat of Bellwood Terrace Condominiums, at 500 Bowling Avenue, Nashville, Tennessee, of record in Plat Book 5200, pages 568 and 569, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Bellwood Terrace Homeowners' Association, as described in Book 6100, page 177, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Beth Henderson by Deed from Frank G. Stevenson, Jr., dated April 28, 2000, of record as Instrument No. 20000501-0043061, Register's Office for Davidson County, Tennessee.

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

1. 2005 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. Matters shown on plan of record in Plat Book 5200, pages 568 and 569, in the Register's Office for Davidson County, Tennessee.
4. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer,

water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Bellwood Terrace Condominiums and By-Laws of record in Book 6100, page 177, as amended by Instrument No. 19991213-0302356, Register's Office for Davidson County, Tennessee.

5. Charter of Bellwood Terrace Homeowners' Association of record in Book 6098, page 370, in said Register's Office.
6. Subject to the rights of others in and to the common elements.
7. Subject to the lien for special assessments contained in the Master Deed and By-Laws.

This property is also known as improved property located at 428 Bowling Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is 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 GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on April 1, 2005.

Beth Henderson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 1, 2005, before me, the undersigned, personally appeared Beth Henderson, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on April 1, 2005.

NOTARY PUBLIC

My Commission Expires:

AMY ADAMS GOWAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE