Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy.
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $139,400.00

Debbie A. Derbin
Affiant

Subscribed and sworn to before me, this 6th day of April, 2005.

Gwendolyn Shores
Notary Public
My commission expires: Aug. 6, 2007

GWENDOLYN SHORES NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Davidson County DEEDWARR
Recvd: 04/07/05 14:16 2 pgs
Fees:13.00 Taxes:515.78
20050407-0038439

15-0503-150209

Address of New Owner:	Send Tax Bills to:	Tax Information
Dean Bell 4821 Concord Dr. Hermitage TN 37076	NBank 55 Merchant St. Ste 300 Cincinnati, Oh 45246	075-08-0-189.00

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, Jesus Alduenda and wife, Maria Alduenda, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Dean Bell and wife, Sandra Bell, 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 501, Section Nine, Tulip Grove, of record in Plat Book 4675, page 135, said Register's Office, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jesus Alduenda and wife, Maria Alduenda by quitclaim deed from Juan Grijalva, of record in Inst. No. 200001130004696; further being the same property conveyed to Jesus F. Alduenda, married and Juan Grijalva, unmarried by deed from Mary Frances Combs, unmarried and Ronald L. Combs, married, of reocrd in Book 10996, page 951, 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 4821 Concord Dr., Hermitage, TN 37076

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 5 day of April, 2005.

Jesus Alduenda

Maria Alduenda

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jesus Alduenda and Maria Alduenda, 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 Hermitage, TN, this 5 day of April, 2005.

Robbin Teasley
State of Tennessee at Large

My Commission expires 11-27-2006

