THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
2525 West End Avenue, Ste 350
Nashville, TN 37203

Our File Number: 20350G

MAP/GROUP/PARCEL:
105-13/274

NEW OWNER'S NAME AND ADDRESS:
Robert S. Bubis
2401 Franklin Rd
Nash. TN 37204

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 04/07/05 15:12 2 pg
Fees:13.00 Taxes:555.00
20050407-0038485

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **CHARLES FELIX BELL AND KAREN Y. BELL, HUSBAND AND WIFE**, hereinafter called Grantors, do hereby transfer and convey unto **ROBERT S. BUBIS, A MARRIED MAN**, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 79, on the Plan of Waverly Place, as shown on plat of record in Plat Book 57, page 95, in the Register's Office for Davidson County, Tennessee, according to survey of Barge, Waggoner and Sumner, Engineers, dated April 24, 1969, as follows:

Beginning at an iron pin in the northerly margin of Douglas Avenue, 673 feet East of 10th Avenue, South; thence North 3 deg 53 min East 251.59 feet to an iron pin in the southerly margin of Alley No. 674 1/2; thence with the margin of the same, south 84 deg 40 min East 75.01 feet to an iron pin at the common corner of Lots Nos. 78 and 79 on said plan; thence with the line between said lots, south 3 deg 53 min West 249.48 feet to an iron pin in the northerly margin of Douglas Avenue; thence with the margin of the same, North 86 deg 17 min West 75 feet to the point of beginning.

The subject property is improved property commonly known as 922 South Douglas Avenue, Nashville, TN 37204

BEING the same property conveyed to Grantors herein by deed of record in Book 11084, Page 403 Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and

representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Charles Felix Bell

Charles Felix Bell

Karen Y. Bell

Karen Y. Bell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, Charles Felix Bell and Karen Y. Bell, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee, on this the 4TH day of April 2005.

Kate Rosenthal

NOTARY PUBLIC

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $150,000.00.

AFFIANT

Sworn to and subscribed before me, this the 4th day of April 2005.

Kate Rosenthal

NOTARY PUBLIC

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