Davidson County DEEDWARR
Recvd: 05/11/05 13:16 2 pgs
Fees:13.00 Taxes:338.92

20050511-0053213

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Staci L. Bell and Anthony Bell	New Owner	Map 120-13
1825 Hidden Ridge Circle		Parcel 69
Mt. Juliet, TN 37122		12214 26B

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Robert E. Alexander, married,** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Staci L. Bell and husband, Anthony Bell,** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 12, Seven Oaks Estates, Section 2, of record in Plat Book 6050, page 20, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Robert E. Alexander, unmarried, by deed from Harry G. Hemmerly and James T. McLean as of record in Book 6234, page 832, said Register's Office for Davidson County, Tennessee.

The above described real estate is not nor ever was marital property nor is it subject to any homestead exemption of the spouse of the Grantor.
This description is the same as was used in the last deed of record.
This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. Restrictions of record in Book 6439, page 266, said Register's Office.
3. Any and all matters of record in Plat Book 6050, page 20, said Register's Office.

This is improved property commonly known as 3469 and 3471 McGavock Pike, Nashville, TN 37217

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $ 91,600.00.

Staci L. Bell
Affiant

Subscribed and sworn to before me this 3 day of May, 2005.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 9/22/07

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 6 day of May, 2005.

Robert E. Alexander

STATE OF GEORGIA
COUNTY OF Fulton

On this 6th day of May, 2005, before me personally appeared Robert E. Alexander to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Valerie A. Small
Notary Public



My Commission Expires:

VALERIE A. SMALL
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires Sept. 5, 2006