WARRANTY DEED

WEBER-H05098

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,500.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 13th DAY OF May, 2005.

(Affix Seal) Notary Public

My Commission Expires: 5-28-06

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
120 Anderson Lane
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Frank V. Weber, Jr and Joseph E. Hobbs	same	84-16-147
123 Karen Road		
Mt Juliet, TN 37122		

Davidson County DEEDWARR
Recvd: 05/13/05 14:32 2 pgs
Fees:13.00 Taxes:290.45
20050513-0054413

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, AMANDA LEA BELL AND PEGGY JO BELL AND MELVIN LEROY BELL, JR., hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto FRANK V. WEBER, JR AND JOSEPH E. HOBBS, unrelated, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 3 on the Map of Crump Heights, as of record in Book 1424, page 144, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 61 feet on the south side of Crump Drive and runs back between lines 239.8 feet on the west line and 234.1 feet on the east line, to a dead line in the rear on which it measures 61.26 feet.

Being the same property conveyed to Melvin L. Bell and wife, Frances W. Bell by deed from Jack B. Pugh and wife, Betty Pugh of record in Book 3463, Page 555, Register's Office for Davidson County, Tennessee. The said Melvin L. Bell and Frances W. Bell obtained a divorce on February 20, 1974. The said Frances Bell died testate on October 18, 1984, leaving as her heirs Milton Morris Corlew and Melvin Leroy Bell, Jr. Milton Morris Corlew died intestate in 1993, leaving as his heirs, Janie Corlew and Connie Barnett. Melvin L. Bell died testate on September 18, 2004, leaving as his heirs Amanda Lee Bell, Peggy Jo Bell and Melvin Leroy Bell, Jr. The Last Will and Testament of the said Melvin L. Bell is of record in the office of the clerk of the probate court of Davidson County, Tennessee at Docket Number 04P1721, Will Volume Number 5716-1684827. Being the same property conveyed to Amanda Lea Bell, Peggy Jo Bell and Melvin Leroy Bell, Jr. by quitclaim deed from Janie Corlew of record in Instrument 20050218-0018466, recorded on February 18, 2005, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Amanda Lea Bell, Peggy Jo Bell and Melvin Leroy Bell, Jr. by quitclaim deed from Connie Barnett of record in Instrument 20050304-0023927, recorded on March 4, 2005, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 2603 Crump Drive, Nashville, Tennessee 37214 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 12th day of May, 2005 :

Amanda Lea Bell

Peggy Jo Bell

Melvin Leroy Bell, Jr. AKA Melvin L. Bell, Jr.

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named AMANDA LEA BELL AND PEGGY JO BELL AND MELVIN LEROY BELL, JR., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Hendersonville, Tennessee, this 12th day of May, 2005.

My Commission Expires: 09/08/07

Notary Public

ALLISON W. EGAN
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.