Davidson County DEEDWARR
Recvd: 06/23/05 10:10 2 pg
Fees:13.00 Taxes:516.15

20050623-0072072

WARRANTY DEED

DENISE E. COLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 139,500.00

Andre Bell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2005.

Denise E. Cole
Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) My Commission Exp. Jan. 26, 2008

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Andre Bell	New Owner	Map 059
3829 Dubois Drive		Group 10-0
Nashville, TN 37207		Parcel 180.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Ralph E. Armstrong and wife, Mary L. Armstrong

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Andre Bell

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 393, on the Plan of Haynes Manor, Section 3, of record in Book 4175, Page 11, Register's Office for Davidson County, Tennessee.

Said Lot No. 393 fronts 75.00 feet on the northwesterly side of DuBois Drive and extends back 144.3 feet on the southwesterly line and 162.7 feet on the northeasterly line to a dead line in the rear, measuring 77.16 feet thereon.

Being the same property conveyed to Ralph E. Armstrong and wife, Mary L. Armstrong by deed from David Pollack, Trustee, of record in Book 4915, Page 998, said Register's Office.

This conveyance is subject to Restrictions of record in Book 4228, Page 685, and Book 4243, Page 869, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4175, Page 11, said Register's Office; (3) Sanitary Sewer Easements of record in Book 4139, Page 43, and Book 4223, Page 203, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3829 Dubois Drive, Nashville, TN 37207

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; 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 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 our hands this 16th day of June, 2005.

Ralph E. Armstrong

Ralph E. Armstrong

Mary L. Armstrong

Mary L. Armstrong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ralph E. Armstrong and wife, Mary L. Armstrong, 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 Nashville, Tennessee, this 16th day of June, 2005.

My Commission Expires: ~~01/27/07~~ 1/27/07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.