Davidson County DEEDWARR
Recvd: 08/16/05 15:26 2 pgs
Fees:13.00 Taxes:425.13
20050816-0097159

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $114,900.00.

David Webber
Affiant

Subscribed and sworn before me this the 8th day of August, 2005.

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 30, 2006

Notary Public
My commission expires: 9/30/06

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Lawrence Matthews, Jr. 3401 Anderson Road, Unit 12 Antioch, TN 37013	Same as new owner	136-15-0-B012.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Staci L. Bell and Anthony Bell, Wife and Husband, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Lawrence Matthews, Jr. and Thyneice R. Taylor, ~~as~~ both unmarried, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 12, as shown on the map entitled A Horizontal Property Regime (Private Element) Phase I, Smith Springs Townhomes, of record in Plat Book 11700, page(s) 16, as revised in Book 11700, page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to STACI L. BELL AND ANTHONY BELL, WIFE AND HUSBAND, by deed from MEL MARTINEZ, SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., of record as Instrument No. 20030324-0038467, dated March 20, 2003, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3401 Anderson Road, Unit 12, Antioch, TN 37013.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 8th day of August, 2005.

Staci L. Bell
Staci L. Bell

Anthony Bell
Anthony Bell

After Recording Return To:
Heritage Title Services, LLC
One [illegible]
25 Century [illegible]
Nashville, Tennessee [illegible]/14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Staci L. Bell and Anthony Bell, 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 and official seal this 8th day of August, 2005.

My commission expires: 11-25-07

DARLENE SHORT
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.

Darlene Short
Notary Public

STATE OF _____
COUNTY OF _____

On this _____ day of _____, _____, before me, the undersigned Notary Public in and for said County and State, personally appeared _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____, by _____ Power of Attorney dated _____, _____, and who acknowledged that he executed the same as the free act and deed of _____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public

STATE OF _____
COUNTY OF _____

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon _____ oath acknowledged _____ to be the _____ of the within named bargainor, a _____, and that _____, as such _____, executed the foregoing instrument for the purposes therein contained by signing the name of the _____ by the said _____ as such_____.

Witness my hand and official seal this _____ day of _____, _____.

My Commission Expires:

_____
Notary Public