RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/18/05 16:15 2 pgs
Fees:13.00 Taxes:173.90
20051118-0139923

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $47,000.00.

Bobbie Cooper
Affiant

Subscribed and sworn to me on November 7, 2005.

Stephanie G. Porter
NOTARY PUBLIC
My Commission Exp. 5-25-06

STEPHANIE G. PORTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #21108SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Peter S. Hawes 714 South 12th Street Nashville, TN 37206	New Owner	94-01-125

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Zane C. Bell, married, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Peter S. Hawes, unmarried, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 and the north 5.3 feet front and 17.5 feet rear of Lot No. 8 on the Plan of the Subdivision of Lot No. 3, N.H. Hobson's Subdivision of record in Plat Book 421, page 78, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Zane C. Bell by Deed from BAB Investments, Ltd., of record as Instrument No. 20041101-0131087 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2005 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This property is also known as improved property located at: **714 South 12th Street, Nashville, TN 37206.**

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Lauren Bell, wife of Zane C. Bell, hereby joins in the execution of this instrument in order to convey any and all marital interest she may have in the subject property

WITNESS our hands on November 7, 2005.

Zane C. Bell

Zane C. Bell

Lauren Bell

Lauren Bell

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On November 7, 2005, before me personally appeared Zane C. Bell and wife, Lauren Bell, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on November 7, 2005.

Stephanie G. Porter

NOTARY PUBLIC

My Commission Expires: 3/25/06

