PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 19th day of December, 2005, by and between JAMES MICHAEL BELL and DIANNE G. BELL, HUSBAND AND WIFE, hereinafter called Grantors, and CANDACE J. HASTINGS, UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, JAMES MICHAEL BELL and DIANNE G. BELL, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto CANDACE J. HASTINGS, UNMARRIED, hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 6423 FUTURA DRIVE, NASHVILLE, TN 37209.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind, themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of the Grantors on the day and year first above written.

JAMES MICHAEL BELL and DIANNE G. BELL, HUSBAND AND WIFE

JAMES MICHAEL BELL
Signature of Seller

DIANNE G. BELL
Signature of Seller

Davidson County DEEDWARR
Recvd: 12/28/05 10:01 3 pgs
Fees:18.00 Taxes:551.30
20051228-0154967

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JAMES MICHAEL BELL and DIANNE G. BELL, HUSBAND AND WIFE, the within named bargainors, 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, at Joelton, **TENNESSEE, this** 19th **day of December, 2005.**

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

Name and Address of Property Owner:

CANDACE J. HASTINGS, UNMARRIED
6423 FUTURA DRIVE
NASHVILLE, TN 37209

Property Address:

6423 FUTURA DRIVE, NASHVILLE, TN 37209
Person Responsible for Taxes:
Same as new owner
Countrywide Home Loans
4500 Park Granada
Calabasas, CA 91302
Map & Parcel #: MAP 90-12, PARCEL 293

AFFIDAVIT OF VALUE

STATE OF Tennessee :
COUNTY OF Davidson :

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **149000** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Candace J. Hastings
Affiant

Sworn to and subscribed before me, a Notary Public, this 19th day of **December, 2005.**

Howard M. Skipworth
Notary Public

My Commission Expires: _____

HOWARD M. SKIPWORTH NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXP. JANUARY 26, 2008

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 05-305J

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 12, on the Plan of Section I, Foundry Heights, as of record in Book 3600, Page 16, Register's Office for said County.

Said Lot fronts 52.63 feet on the westerly side of Futura Drive and runs back 175.33 feet on the north line and 183.87 feet on the south line to a dead line in the rear, on which it measures 93 feet.

Being the same property conveyed to JAMES MICHAEL BELL and DIANNE G. BELL, HUSBAND AND WIFE, by Warranty Deed from ALBERT D. MITCHELL AND WIFE, WANDA C. MITCHELL, of record in Book 4185, Page 23, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 90-12, PARCEL 293).

2. All matters as set forth on the Plan of Section One, Foundry Heights, of record in Plat Book 3600, page 16, said Register's Office, which plan includes a 30-foot minimum building setback line from Futura Drive; and a 10-foot public utility easement along both side lines and rear line.