Davidson County DEEDWARR
Recvd: 12/28/05 10:03 3 pgs
Fees:18.00 Taxes:758.50

20051228-0154970

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 JOE N. SMITH and ELIZABETH C. SMITH, HUSBAND AND WIFE, hereinafter called Grantors, and JAMES M. BELL and DIANNE G. BELL, HUSBAND AND WIFE, hereinafter called Grantees.

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, JOE N. SMITH and ELIZABETH C. SMITH, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto JAMES M. BELL and DIANNE G. BELL, HUSBAND AND WIFE, hereinafter referred to as Grantees, their 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 7182 BIDWELL RD., JOELTON, TN 37080.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees 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 Grantees, their 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.

JOE N. SMITH and ELIZABETH C. SMITH,
HUSBAND AND WIFE

JOE N. SMITH
Signature of Seller

ELIZABETH C. SMITH
Signature of Seller

ATTN IN FACT

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, JOE N. SMITH ~~and ELIZABETH C. SMITH,~~ HUSBAND ~~AND WIFE~~, the within named 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, 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

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 19th day of **December, 2005** before me personally appeared JOE N. SMITH, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ELIZABETH C. SMITH, and acknowledged that he executed the same as the free act and deed of said ELIZABETH C. SMITH, PURSUANT TO GENERAL POWER OF ATTORNEY, OF RECORD IN BOOK 11212, PAGE 984, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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:

JAMES M. BELL and DIANNE G. BELL, HUSBAND AND WIFE
7182 BIDWELL RD.
JOELTON, TN 37080

Property Address:

7182 BIDWELL RD., JOELTON, TN 37080
Person Responsible for Taxes:

Same as owner

Map & Parcel #: MAP 014-00-0, PARCEL 198.00

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 **205000** 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.

James M. Bell
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

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Final Plat of Faith Place, of record in Plat Book 7900, Page 292, 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 JOE N. SMITH and ELIZABETH C. SMITH, HUSBAND AND WIFE, by Warranty Deed from JOE N. SMITH, TRUSTEE UNDER THE SUPPLEMENTAL NEEDS TRUST OF ALMA N. SMITH; JOE N. SMITH; AND JOY PATTERSON, of record in INSTRUMENT NUMBER 20040514-0056787, 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 014-00-0, PARCEL 198.00).

2. All matters as set forth on the Plan of record in Plat Book 7900, page 292, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, of record in Book 8575, Page 1, Register's Office for DAVIDSON County, Tennessee.