This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Mary Lynn Donnelly
4500 Post Road, Unit A-3
Nashville, Tennessee 37205

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP	103-14
GROUP	A
PARCEL	3.00CO

Davidson County DEEDWARR
Recvd: 01/18/06 14:12 2 pgs
Fees:13.00 Taxes:795.50

20060118-0006821

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Susan Lynn Bell, unmarried,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Mary Lynn Donnelly**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. Unit A-3 on the Plan of The Hillwood Revised of record in Plat Book 6250, page 503, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Hillwood, a horizontal property regime established by Master Deed of record in Book 5280, page 464, amended in Book 5281, page 357, Book 6394, page 650, Book 6553, pag 108, Book 6612, page 155, Book 7702, page 606 and Book 7822, page 263, said Register's Office.

Being the same property conveyed to Susan Lynn Bell, unmarried, by deed from Jerry Wise, unmarried, of record in Instr. 20050718-0082770, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is **improved** property known as **4500 Post Road, Unit A-3, Nashville, Tennessee 37205.**

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she 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 herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 12th day of **January, 2006.**

X _____
Susan Lynn Bell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Susan Lynn Bell, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 12th day of January, 2006.

_____
NOTARY PUBLIC

MARLEE WOLF
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires JAN. 27, 2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $215,000.00.

_____
AFFIANT

Subscribed and sworn to before me on this 13th day of January, 2006.

_____
NOTARY PUBLIC

My Commission Expires: 2-9-08

L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.