Return to First Title and Escrow Company, Inc.
2000 Richard Jones Road Suite 110
Nashville, Tennessee 37215 File Number 24989

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #05-1595

Davidson County DEEDWARR
Recvd: 01/24/06 15:21 2 pgs
Fees:13.00 Taxes:1109.63
20060124-0009253

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Russell L. Harrell, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto William J. Senese and wife, Erika L. Senese, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 19, Block 13 on the Plan of College Park, as of record in Plat Book 843, page 29, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Russell L. Harrell, unmarried, by deed from Richard F. Wells, unmarried, Julian Wells and wife, Zoe Wells by deed of record in Instrument No. 20010605-0058314, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1024 Belvidere Drive, Nashville TN, 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 13th day of January, 2006

Russell L. Harrell

State of Tennessee)
County of Davidson)

On this 13th day of January, 2006, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Russell L. Harrell, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence), to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-09

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 299,900.00.

X

Affiant

Sworn and subscribed before me on this the 13th day of January, 2006.

Notary Public

My Commission Expires: 7-30-09

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Ericka L. Senese 1024 Belvidere Drive Nashville, TN 37204	Wells Fargo Bank 11301 Carmel Commons Blvd. #309 Charlotte, NC 28226	131-4-92