(1)

TRACT ONE:	MAP 092-09-0; PARCEL 373.00
TRACT TWO:	MAP 092-09-0; PARCEL 374.00
TRACT THREE:	MAP 092-09-0; PARCEL 375.00
TRACT FOUR:	MAP 092-09-0; PARCEL 376.00
TRACT FIVE:	MAP 092-09-0; PARCEL 377.00
TRACT SIX:	MAP 092-09-0; PARCEL 379.00
TRACT SEVEN:	MAP 092-09-0; PARCEL 378.00

Davidson County DEEDWARR
Recvd: 04/07/06 08:18 6 pgs
Fees:33.00 Taxes:1036.00
20060407-0040061

This Instrument Was Prepared By:
Paul T. Nowak, Attorney
YOST ROBERTSON NOWAK PLLC
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 790-9678

Send Tax Bills To:

NEW OWNERS

New Owner:

ROBERT E. BELL, et al.
4450 Mt. Zion Road
Springfield, TN 37172

Mortgagee:

Southeast Financial Federal Credit Union
444 James Robertson Parkway
Nashville, TN 37203

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, GRANTORS, DARRELL M. BREAUX and wife, LINDA G. BREAUX, have bargained and sold and by these presents do transfer and convey unto ROBERT E. BELL and WALTER MCCAULEY, as to a one-half undivided interest each, Grantees, their heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

TRACT ONE:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the westerly part of Lot No. 10 on the Plan of the Resubdivision of the Wilcox Property, as of record in Book 421, page 42, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of Trevor Street, 68.88 feet in a westerly direction from the Northeast corner of Lot No. 10; thence in a westerly direction with the southerly margin of Trevor Street 81.12 feet to an alley; thence in a southerly direction with the easterly margin of the alley 50 feet to the southwest corner of Lot No. 10; thence in an easterly direction with the common line between Lots 10 and 11 of the said Plan of Resubdivision 84.62 feet to the southeast corner of the property hereby conveyed; thence North 02 deg. 59 min. 52 sec. east 50.05 feet to the beginning.

TRACT TWO:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of the Re-Subdivision of the Wilcox Property as of record in Book 421, page 42, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING TRACT:

Being a part of Lot No. 11 on the plan of the re-subdivision of the Wilcox Property, as of record in Book 421, page 42, Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of 32nd Court, said point being the common corner between Lots 12 and 11 on the plan of the re-subdivision of the Wilcox Property, as of record in Book 421, page 42, Register's Office for Davidson County, Tennessee; thence with the westerly margin of 32nd Court and the easterly boundary of said Lot 11 N 01 deg. 00 min. 21 sec. E 50 feet to the common corner between Lots 10 and 11 of the aforesaid subdivision; thence with the common line between said lots 10 and 11, S 89 deg. 48 min. 28 sec. W 65.38 feet to a point; thence S 02 deg. 59 min. 52 sec. E 50.05 feet to a point in the common line between said lots 11 and 12; thence with the common line between said lots 11 and 12 N 89 deg. 48 min. 28 sec. E 61.89 feet to the point of beginning, containing 3,181.00 square feet.

TRACT THREE:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of the Re-Subdivision of the Wilcox Property as of record in Book 421, page 42, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING TRACT:

Being part of Lot No. 12 on the plan of the re-subdivision of the Wilcox Property, as of record in Book 421, page 42, Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of 32nd Court, said point being the common corner between Lots 12 and 13 on the plan of the re-subdivision of the Wilcox Property, as of record in Book 421, page 42, Register's Office for Davidson County, Tennessee; thence with the westerly margin of 32nd Court and the easterly boundary of said Lot 12, N 01 deg. 00 min. 21 sec. E 50 feet to the common corner between Lots 11 and 12 of the above mentioned subdivision; thence with the common line between said Lots 11 and 12, S 89 deg. 48 min. 28 sec. W 61.89 feet to a point; thence S 02 deg. 59 min. 52 sec. E 50.05 feet to a point in the common line between said Lots 12 and 13; thence with the common line between said Lots 12 and 13, N 89 deg. 48 min. 28 sec. E 58.39 feet to the point of beginning, containing 3,006.00 square feet.

TRACT FOUR:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of the Re-Subdivision of the Wilcox Property as of record in Book 421, page 42, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING TRACT:

Being a part of Lot No. 13 on the plan of the resubdivision of the Wilcox Property, as of record in Book 421, page 42, Register's Office for Davidson County, Tennessee.

Beginning in the westerly margin of 32nd Court at a point, said point being the common corner of Lots 13 and 14 on the Plan of the Resubdivision of the Wilcox Property, as of record in Book 421, page 42, Register's Office for Davidson County, Tennessee; thence with the westerly margin of 32nd Court and the easterly boundary of said Lot No. 13, North 01 degree 00 minutes

21 seconds East 50 feet to the common corner between Lots 12 and 13 of the above mentioned subdivision; thence with the common line between said Lots 12 and 13, South 89 degrees 48 minutes 28 seconds West 58.39 feet to a point; thence South 02 degrees 59 minutes 52 seconds East 50.05 feet to a point in the common line between said Lots 13 and 14; thence with the common line between said Lots 13 and 14, North 89 degrees 48 minutes 28 seconds East 54.90 feet to the point of beginning, containing 2,832.00 square feet.

TRACT FIVE:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of the Re-Subdivision of the Wilcox Property as of record in Book 421, page 42, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING TRACT:

Being part of Lot No. 14 on the plan of the re-subdivision of the Wilcox Property, as of record in Book 421, page 42, Register's Office for Davidson County, Tennessee.

Beginning at the northwest corner of 32nd Court and an alley, said corner being the southeast corner of Lot 14 on the plan of the re-subdivision of the Wilcox Property, as of record in Book 421, page 42, Register's Office for Davidson County, Tennessee; thence with the northerly margin of said alley and the southerly boundary of said Lot 14, S 89 deg. 48 min. 28 sec. W 51.40 feet to a point; thence N 02 deg. 59 min. 52 sec. W 50.05 feet to a point in the common line between Lots 13 and 14 of the said subdivision; thence with the common line between siad Lots 13 and 14, N 89 deg. 48 min. 28 sec. E 54.90 feet to the common easterly corner between said Lots 13 and 14, being in the westerly margin of 32nd Court; thence with the westerly margin of 32nd Court and the easterly boundary of said Lot 14, S 01 deg. 00 min. 21 sec. W 50 feet to the point of beginning, containing 2,657.00 square feet.

TRACT SIX:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of the Re-Subdivision of the Wilcox Property as of record in Book 421, page 42, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM IS THE FOLLOWING TRACT:

Being a part of Lot 16 of Wilcox Subdivision as of record in Subdivision Book 161, page 159, Register's Office Davidson County, and more particularly described as follows:

Commencing at a point, said point being at the intersection of the west dedicated right of way line of 32nd Court and the north dedicated right of way line of Charlotte Avenue; thence with the north dedicated right of way line of Charlotte Avenue South 80 degrees 09 minutes West for 51.5 feet to a point of beginning; thence continuing with the north dedicated right of way line of Charlotte Avenue South 80 degrees 09 minutes West for 51.5 feet to a point; thence North 01 degrees 15 minutes East for 2.1 feet to a point in the proposed north right of way line of Charlotte Avenue; thence with the proposed north right of way line of Charlotte Avenue along a curve to the left with a radius of 1,591.02 feet for 51.7 feet to a point; thence South 01 degrees 08 minutes West for 0.8 feet to the point of beginning, containing 77 square feet.

Being the same property conveyed to Darrell M. Breaux and wife, Linda G. Breaux by Special

Warranty Deed of AmSouth Bank, Executor of the Estate of T. Herschel Hudgins and the Mildred V. Hudgins Revocable Trust of record at Instrument No. 20030521-0069289, Register's Office of Davidson County, Tennessee.

TRACT SEVEN:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of the Re-Subdivision of the Wilcox Property as of record in Book 421, page 42, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM ARE THE FOLLOWING TWO (2) TRACTS:

PARCEL ONE:

Being a part of Lot 17 of Wilcox Subdivision, as of record in Subdivision Book 161, page 159, Register's Office Davidson County and more particularly described as follows:

Beginning at a point, said point being at the intersection of the west dedicated right of way line of 32nd Court and the north dedicated right of way line of Charlotte Avenue; thence with the north dedicated right of way line of Charlotte avenue south 80 degrees 09 minutes west for 103.0 feet to a point of beginning; thence continuing with the north dedicated right of way line of Charlotte Avenue south 80 degrees 09 minutes west for 51.5 feet to a point; thence north 01 degree 23 minutes east for 3.5 feet to a point in the proposed north right of way line of Charlotte Avenue; thence with the proposed north right of way line of Charlotte Avenue along a curve to the left with a radius of 1,591,02 feet for 51.7 feet to a point; thence south 01 degree 15 minutes west for 2.1 feet back to the point of beginning, containing 144 square feet.

PARCEL TWO:

Beginning at the point of intersection of the existing north margin of S. R. 24 and the west boundary of the T. Herschel Hudgins property, said point of intersection being 39.84 feet left of S. R. 24 proposed centerline station 50+130.451; thence with said existing margin having a curve right and westerly 50 feet, more or less, to a point; said point being 39.73 feet left of S. R. 24 proposed centerline station 50+114.874; thence with the existing east margin of an alley northerly 36 feet, more or less, to a point, said point being 8.21 feet left of said alley's proposed centerline station 1+076.50; thence with the proposed north margin of S. R. 24 south 89 degrees 04 minutes 51 seconds east 4.09 feet to a point, said point being 12.30 feet left of said alley's proposed centerline station 1+076.50; thence with the proposed east margin of said alley south 00 degrees 54 minutes 41 seconds west 33.81 feet to a point, said point being 41.01 feet left of S.R. 24 proposed centerline station 50+116.248; thence wth the proposed north margin of S.R. 24 having a 3,239.83 foot radius curve left and easterly 46.33 feet to a point, said point being 41.01 feet left of S.R. 24 proposed centerline station 50+130.548; thence with said boundary south 00 degrees 59 minutes 09 seconds west 1.86 feet to the point of beginning, containing 237 square feet.

Being the same property conveyed to Darrel M. Breaux and wife, Linda G. Breaux by Special Warranty Deed of Bank of America, N.A. of record at Instrument No. 20030521-0069290 as rerecorded at Instrument No. 20040213-0017632, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND GRANTORS DO COVENANT with the said Grantee sthat they are lawfully seized and possessed of said property in fee simple, have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows:

1) Subject to matters shown on the map of Subdivision of Part of Willcox 25 acres Tract of record in Book 161, page 159, Register's Office of Davidson County, Tennessee; as amended in a Re-Subdivision of the Wilcox Property of record in Book 421, page 42, said Register's Office.

2) 2006 taxes are a lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantees when due and payable.

AND GRANTORS DO FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to said property, to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS our hands on this the 4th day of April, 2006.

Darrell M. Breaux
DARRELL M. BREAUX

Linda G. Breaux
LINDA G. BREAUX

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of said County, DARRELL M. BREAUX and wife, LINDA G. BREAUX, the within named bargainors, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of April, 2006.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 5-13-06

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STATE OF Tennessee
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Two Hundred Eighty Thousand and no/100 Dollars ($280,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 4th day of April, 2006.

NOTARY PUBLIC

PAUL T. NOWAK, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 5-13-06

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