Davidson County DEEDWARR
Recvd: 06/07/06 11:20 2 pgs
Fees:13.00 Taxes:323.75

20060607-0067496

WARRANTY DEED

G-KW-06-1005

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,500.00

Madeline B. Bell
Affiant

Subscribed and sworn to before me, this 2nd DAY OF June, 2006.

Rita B. Mitchell
Notary Public

RITA B. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES: 6-17-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Madeline B. Bell	Bank of America	
15206 Dickens St. #9 (ADDRESS)	(NAME) 900 West Trade Street (ADDRESS)	91-6-123-00
Sherman Oaks, CA 91403 (CITY) (STATE) (ZIP)	Charlotte, NC 28255 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we VELMA C. ARMSTRONG, AKA VELMA C. CASTLEMAN, Unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MADELINE B. BELL, UNMARRIED, AND AMY G. WELLS, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 38 ON THE PLAN OF WEST PARK ADDITION, OF RECORD IN BOOK 2330, PAGE 39, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 38 FRONTS 51 FEET ON THE NORTHWESTERLY SIDE OF TRICE DRIVE AND RUNS BACK BETWEEN LINE, 90 FEET ON THE NORTHEASTERLY SIDE AND 142 FEET ON THE SOUTHWESTERLY SIDE, TO A DEAD LINE TO THE REAR MEASURING 72.9 FEET THEREON.

BEING THE SAME PROPERTY CONVEYEDTO VELMA C. ARMSTRONG BY QUITCLAIM DEED FROM CHARLES D. ARMSTRONG RECORDED DECEMBER 15, 1993 IN BOOK 9187, PAGE 220, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; b) plat of record in Book 2330, Page 39, said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1005 Trice Drive, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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/our hand(s) this 2nd day of June, 2006.

Velma C. Armstrong
Velma C. Armstrong

STATE OF Tennessee
COUNTY OF Davidson

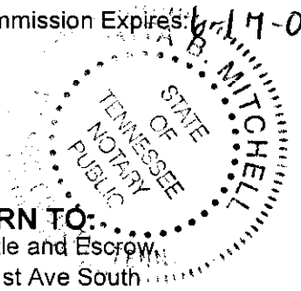
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Velma C. Armstrong, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of June, 2006.

Rita B. Mitchell
Notary Public

My Commission Expires: 6-17-07

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903