SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,900.00

Katrina Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: 12-21-09
(AFFIX SEAL)

ELAINE EVERSMEYER
State of Tennessee Notary Public
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency of Tennessee 3931 Gallatin Pike, Suite B Nashville, TN 37216

rt-1033

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela Bell	SAME AS OWNER	150-01-0-212.00
(NAME)	(NAME)	
239 Bell Road		
(ADDRESS)	(ADDRESS)	
Nashville,, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Centex Home Equity Company, LLC SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Angela Bell, and husband Donald Bell AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, 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. 539 on the Plan of Edge-O-Lake Estates, Section XI, as of record in Book 3842, Page 190, Register's Office for Davidson, Tennessee to which plat reference is hereby made for a more particular description of said property.

Being all of the same property conveyed to Centex Home Equity Company, LLC by Trustee's Deed dated July 5, 2005 of record in Instrument 20050725-0085996, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 239 Bell Rd., Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Angela Bell and his/her/their assigns, forever.

Said Centex Home Equity Company, LLC, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Centex Home Equity Company, LLC, has executed this deed this 10th day of April, 2006.

Centex Home Equity Company, LLC

By: _____

Davidson County DEEDWARR
Recvd: 06/20/06 12:54 2 pgs
Fees:13.00 Taxes:473.23
20060620-0073513

259109129

STATE OF TEXAS

COUNTY OF DENTON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James Owen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the REO manager respectively of the Centex Home Equity Company, LLC, the within named bargainor, a corporation, and that he/she as such REO Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of April, 2006.

Commission expires:

Notary Public

CORY JEMAR ANDERSON
Notary Public, State of Texas
My Commission Expires
September 30, 2009

RETURN TO:

Resource Title Agency of Tennessee
3931-B Gallatin Road
Nashville, TN. 37216

LM