WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/29/06 12:59 2 pgs
Fees:13.00 Taxes:476.93

20060829-0106722

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 128,900.00

Carl Y. McGill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF August 2006

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC SEAL COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES: 9/22/07

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 115, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl Y. McGill, Sr.	ERA Mortgage	MAP 41-15
(NAME)	(NAME)	
1145 Bellshire Drive	3000 Leadenhall Road	PARCEL 061.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Mount Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Staci Bell and husband, Anthony Bell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl Y McGill, Sr. and wife, Peggy L. McGill

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 158 on the Map of Section V, Bellshire Estates, as of record in Book 2133, Page 114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Staci Bell and Anthony Bell by Substitute Trustee's Deed dated March 23, 2006, from Priority Trustee Services of TN, L.L.C., of record by Instrument No. 20060329-0035684 in the Register's Office for Davidson County, Tennessee. By Appointment of Substitute Trustee of record by Instrument No. 20060308-0026680 in the Register's Office for Davidson County, Tennessee, Priority Trustee Servies of TN, L.L.C., was appointed to serve on behalf of MERS. Previously being the same property conveyed to Charles Glenn Mitchell and wife, Judy Ann Mitchell by Warranty Deed dated April 25, 1995 from Allie Davis Watson, a widow, of record in Book 9659, Page 124, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 1145 Bellshire Drive, Nashville, TN 37207
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hand s this 25th day of August, 2006

Staci Bell
Staci Bell

Anthony Bell
Anthony Bell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Staci Bell and husband, Anthony Bell

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 25th day of August, 2006.

Commission expires 9/22/07

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

Notary Public

DANIEL L WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON