Box 17

PREPARED BY (AND RETURN TO):

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W & I Ref:(dm) Title No: 48207
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 10/04/06 10:28 2 pg
Fees:13.00 Taxes:2738.00
20061004-0122903

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert L. Avinger, III Jane P. Avinger 214 Scotland Place Nashville, Tennessee 37205	Same

TAX MAP-PARCEL NUMBERS: 11614003100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$740,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **L. Binford Bell and Pamela H. Bell,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Robert L. Avinger, III and Jane P. Avinger** 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 Lots 60 and 61 on the Map of Belle Meade Subdivision, as of record in Book 1130, Page 3, Register's Office for Davidson County, Tennessee, as follows:

SAID Lots adjoin and front together 122.7 feet on the north side of Scotland Place and runs back between lines 152.2 feet on the west line of Lot 60 and 150 feet on the east line of Lot No. 61 along the west margin of Bellevue Drive, East, to a dead line in the rear on which they measure 125.5 feet.

BEING the same property conveyed to L. Binford Bell and wife, Pamela H. Bell by deed from Capital Bank and Trust Company, a Tennessee banking corporation of record in Instrument No. 20010730-0080672 Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2006, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1130 Page 3, said Register's Office, which Plan shows a 30 foot minimum building setback line from Scotland Place and a 10 foot easement for public utility purposes along the rear line and the easterly side line of Lot No. 61; Restrictions contained in instruments of record in Book 1066, Page 619, said Register's Office.

This is improved property, known as: 214 Scotland, Nashville, Tennessee 37205

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 28th day of September, 2006.

L. Binford Bell

Pamela H. Bell

State of TENNESSEE

County of DAVIDSON

On this 28th day of September, 2006, before me the undersigned authority, personally appeared L. Binford Bell and Pamela H. Bell , to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE

County of DAVIDSON My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $740,000.00.

Affiant

Sworn and subscribed before me this the 28th day of September, 2006.

Notary Public

My Commission Expires: 11/14/09 LAURI A. BEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY