THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

Davidson County DEEDWARR
Recvd: 05/04/07 16:07 3 pgs
Fees:18.00 Taxes:884.30
20070504-0054120

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $239,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of May, 2007.

Notary Public

My Commission Expires: STATE OF TENNESSEE NOTARY PUBLIC GEORGE V. CRAWFORD, JR. DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

Address New Owner As Follows:
Michael E. Bell and wife,
Kara S. Bell
8532 Sawyer Brown Road
Nashville, TN 37221

Send Tax Bills To:
Countrywide Home Loans
P. O. Box 961206
Fort Worth, TX 76161

Map Parcel Number:
142-13-0-C 00.100CO
9D 82743

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JANICE D. RAMSEY AND SUE F. REED,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MICHAEL E. BELL AND WIFE, KARA S. BELL**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 8532, together with the carport designated No. 8532-C, in River Plantation, Section Ten, Phase II-A, a Condominium, a Horizontal Property Regime, as shown on the plat of River Plantation, Section Ten, Phase II-A, Condominium Apartments, of record in Book 7900, page 956, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 9394, page 598, said Register's Office, to which reference is hereby made and in annexation document in Book 9669, page 111, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Ten, Phase II-A, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 9394, page 598, et seq., as applied to Section Ten, Phase II-A, by annexation documents of record in Book 9669, page 11, Register's Office for said County, and Book 9780, page 284, Register's Office for said County, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Janice D. Ramsey and Sue F. Reed by deed dated October 30, 2005 from M. Ruth Fizer, of record as Instrument No. 20051102-0132431, Register's Office for Davidson County, Tennessee.

Subject property is not the usual place of residence of either Grantor or their spouse.

This conveyance is made subject to:

1. 2007 taxes, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Covenants, Conditions and Restrictions covenants of record in Book 7389, page 924, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 7900, page 745 and re-recorded in Book 7900, page 945 and Book 7900, page 945 and 956, Register's Office for said County.

4. Master Deed establishing a Horizontal Property Regime of record in Book 9394, page 598 and annexation of record in Book 9669, page 111 and Book 9780, page 284, Register's Office for said County.

5. Rights of others in and to the common elements.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 8532 Sawyer Brown Road, Nashville, TN 37221.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 4th day of May, 2007.

Janice D. Ramsey

Janice D. Ramsey

Sue F. Reed

Sue F. Reed

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JANICE D. RAMSEY**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of May, 2007.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SUE F. REED**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of May, 2007.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 21, 2007