THIS INSTRUMENT PREPARED BY:
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FRANKLIN, TN 37065
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $375,000.00.

Shannon C Bell
Affiant

Sworn to and subscribed before me this 31st day of May, 2007.

Notary Public

My Commission Expires: May 2, 2010

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Daniel L. Bell and Shannon C. Bell	756 Hill Road	Owner	160 070 024.00
756 Hill Road	Brentwood, TN 37027	756 Hill Road	
Brentwood, TN 37027		Brentwood, TN 37027	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Seventy-Five Thousand and 00/100 Dollars ($375,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **RICHARD E. HOOS and NANCY T. HOOS, husband and wife** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **DANIEL L. BELL and SHANNON C. BELL, husband and wife** (Grantees), their heirs, successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in the 6th, formerly the 8th, Civil District of Davidson County, Tennessee, being the westerly 200 feet of the easterly 300 feet of Lot No. 18 on the unrecorded Plan of the Subdivision of the Baxter 110 acre tract of land east of the Franklin Pike, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, April 15, 1957, as follows:

BEGINNING in the center of Hill Road 1528.8 feet east of the center of the Old Franklin Pike, thence with the center of said Road, South 85° East 200 feet to the southwest corner of the property conveyed to Emma Vaughn Fort by deed from R. O. Mallernee and wife, of record in Book 2290, page 217, Register's Office for said County; thence with Fort's westerly line North 5° East 488.8 feet to an iron pin, Fort's northwest corner; thence North 85° West 200 feet to a stake; thence South 5° West 488.8 feet to the beginning, containing 2.2 acres, more or less.

BEING the same property conveyed to Richard E. Hoos and wife, Nancy T. Hoos, by Warranty Deed dated June 15, 1964 from Wallace L. Lee and wife, Ann B. Lee, of record in Book 3770, Page 1, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except by

Davidson County DEEDWARR
Recvd: 06/01/07 14:31 2 pgs
Fees:13.00 Taxes:1387.50
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taxes for the year 2007 which are a lien but not yet due and payable to be paid by Grantees, applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 31 day of May, 2007.

Richard E Hoos
RICHARD E. HOOS

Nancy T. Hoos
NANCY T. HOOS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton IV, the undersigned, a Notary Public, in and for said State and County, **Richard E. Hoos and Nancy T. Hoos, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 31 day of May, 2007.

NOTARY PUBLIC

My Commission Expires:

CHARLES E. MORTON IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

COMM. EXPIRES: 3-14-2009