THIS INSTRUMENT PREPARED BY:
Bluegrass Title & Escrow, Inc.
625 East Main Street
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 07/10/07 16:04 2 pgs
Fees:13.00 Taxes:1073.00

20070710-0082344

SONDRA KIRBY
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY

The actual consideration or value, whichever is greater, for this transfer is **$ 290,000.00**.

Regina A. Bell
Affiant

Subscribed and sworn to before me this 28th Day of June 2007.

Sondra Kirby
Notary Public
My Commission Expires: 1/20/08

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Regina A. Bell P.O. Box 664 Hendersonville, TN 37077	SAME AS NEW OWNER	026-01-001200

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Debbie O'Kelley (f/k/a Debbie Lynn Carr) and husband Paul O'Kelley, who joins in this conveyance in order to convey any and all marital rights he may have in said real property, hereinafter called the Grantors, have this day and date written below, bargained and sold, and by these presents do transfer and convey unto Regina A. Bell, a married woman, hereinafter called the Grantee, her heirs and assigns, that certain tract or parcel of land in the 10th formerly 20th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

BEGINNING at a point in the southerly margin of the Goodlettsville or Two-Mile Pike, 172 feet northwesterly from the intersection of the southerly margin of said pike and the westerly margin of Hudson Avenue, which point is shown on the Second Addition to Roscoe Place, as of record in Book 843, page 73, Register's Office for Davidson County, Tennessee, thence with the southerly margin of said pike, North 51 ½ degrees West, 86 feet to a point; thence South 39 degrees West and parallel with the westerly margin of said Hudson Avenue 150 feet to a point; thence South 51 ½ degrees East and parallel with the southerly margin of said pike 86 feet to a point 172 feet northwesterly from the westerly margin of said Hudson Avenue; thence North 39 degrees East and parallel with the westerly margin of said Hudson Avenue 150 feet to the beginning.

Being the same property conveyed to Debbie Lynn Carr by deed dated November 10, 2004 from Buist Carr, of record at Instrument Number 20041220-0151099, said Register's Office for Davidson County, Tennessee.

This is improved property known as: 117 Two Mile Pike, Goodlettsville, Tennessee 37072.

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE,

her heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 hands this 28th day of June 2007.

Debbie O'Kelley (f/k/a Debbie Lynn Carr)

Paul O'Kelley

STATE OF TENNESSEE)
)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Debbie O'Kelley (f/k/a Debbie Lynn Carr) and husband Paul O'Kelley with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 28th day of June 2007.

SONDRA KIRBY
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 1/20/08