Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $145,900.00

Affiant

Subscribed and sworn to before me, this 18th day of July, 2007

Notary Public
My commission expires: 05/03/2010

JENNIFER L. WISE NOTARY PUBLIC OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Davidson County DEEDWARR
Recvd: 07/18/07 14:26 2 pgs
Fees:13.00 Taxes:539.83
20070718-0085584

15-0707-151164

Address of New Owner:	Send Tax Bills to:	Tax Information
Anthony Bell	New Owner	063-16-0-B-105.00CO
613 Granwood Blvd	1825 Hidden Ridge Circle	
Old Hickory TN 37138	Mt. Juliet, TN 37122	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Terry Richards and Jeaneen Hyde Richards a/k/a Jeaneen Hyde, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Anthony Bell and wife, Staci L. Bell, hereinafter called the Grantees, their successors 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. 187, on the Plan of Hampton Park (formerly Chitwood Downs), of record in Book 6900, Pages 550-552, as amended in Book 7462, Page 445, further amended in Book 8110, Page 401, and further amended in Book 8181, Page 112, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Terry Richards and Jeaneen Hyde, both unmarried by deed from Fox Ridge Homes, Inc., dated November 22, 1996, recorded December 2, 1996, of record in Book 10275, Page 407, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 613 Granwood Blvd, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 16th day of July, 2007.

Terry Richards

Terry Richards

Jeaneen Hyde Richards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Terry Richards and Jeaneen Hyde Richards, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 16th day of July, 2007.

JENIFER L. NICE
STATE OF TENNESSEE
NOTARY PUBLIC

State of Tennessee at Large

My Commission expires: 05/03/2010