THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 07100389** MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $173,000.00. Affiant Subscribed and sworn to before me, this 18 day of October, 2007. Notary Public My Commission Expires: My Commission Expires March 22, 2008

WARRANTY DEED

Address New Owner: Howard L. Bell IV and Sharita Bell 3407 Batavia Street Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 09205024800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bianca Renee Ennix, Brittany Erin Ennix, Coyness L. Ennix, Jr. and Frank M. Ennix** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to Sharita Emerson Bell and Howard Bell, wife and *("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

*husband

Land in Davidson County, Tennessee, being Lot 68, SECTION 2, PLAN OF COLLEGE HILL SUBDIVISION, as shown on plat of record in Plat Book 2133, Page 52, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed by Deed to Coyness L. Ennix and wife, Blanche N. Ennix in Book 3498, Page 568, in the Register's Office of Davidson County, Tennessee. The said Coyness L. Ennix having since died on April 25, 1984 and Blanche N. Ennix having since died on February 12, 2000. Neither Coyness L. Ennix nor Blanche N. Ennix left a will, so their heirs, Coyness L. Ennix, Jr., Frank M. Ennix and Russell Ennix, became entitled to the property. Russell Ennix has since died on August 5, 1996 without a will leaving his children, Bianca Renee Ennix and Brittany Erin Ennix as his heirs.

This is improved property located at 3407 Batavia Street, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18 day of October, 2007.

Bianca Renee Ennix by Fanchetter Ennix, atty. in fact

Bianca Renee Ennix by Fanchetter Ennix, her attorney-in-fact

Davidson County DEEDWARR
Recvd: 10/24/07 08:21 3 pgs
Fees:18.00 Taxes:640.10
20071024-0125509

Brittany Erin Ennix by Fanchetter Ennix, her
attorney-in-fact

Coyness L. Ennix, Jr. by Fanchetter Ennix, his
attorney-in-fact

Frank M. Ennix by Fanchetter Ennix, his
attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Fanchetter Ennix,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Bianca Renee Ennix,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 18 day of October, 2007.

Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES NOV 22 2010

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Fanchetter Ennix,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Brittany Erin Ennix,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 18 day of October, 2007.

Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES NOV 22 2010

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Fanchetter Ennix,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Coyness L. Ennix, Jr.,** of the maker or a constituent of the maker and is authorized

by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 18 day of October, 2007.

MY COMMISSION EXPIRES NOV 22 2010 Notary Public

My Commission Expires: _____

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Fanchetter Ennix,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Frank M. Ennix,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 18 day of October, 2007.

MY COMMISSION EXPIRES NOV 22 2010 Notary Public

My Commission Expires: _____

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

I, Janel McAlister, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Tennessee
County of Davidson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Janel McAlister who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: My Commission Expires March 22, 2008

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE