PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref:(__gj____) Title No: 49286
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/02/08 14:22 2 pgs
Fees:13.00 Taxes:1665.00
20080402-0033290

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Deborah J. Baggott 812 Huntington Circle Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 131060C00900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$450,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cynthia Renee Bell , married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Deborah J. Baggott** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Burton Hills Village of Huntington Tract 10, a portion of Zone Lot 2 of record in Plat Book 6250, page 612, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Cynthia Renee Bell by warranty deed from Margaret K. Cochran DiNardo, married dated March 29, 2001 and recorded on April 2, 2001 of record in Doc. No. 20010402-0031772, Register's Office for Davidson County, Tennessee.

Shane David Bortscheller spouse of Cynthia Renee Bell joins in this conveyance for the sole purpose of conveying any and all marital interest in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, Page 115, said Register's Office, to which plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 6644, page 1, Book 6917, page 724, Book 6517, page 522, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Open-Space Agreement between Metropolitan Government and Burton Hills of record in Book 6470,p age 383, Book 6655, page 47, Book 7147, page 411, Book 7147, page 416, said Register's Office; Maximum Square Footage Allocation for The Village of Huntington, of record in Book 6637, page 717, said Register's Office; Declaration of Restrictions of record in Book 6326, page 588, as amended in Book 6691, page 593, second amendment in Book 6778, page 532, third amendment in Book 6778, page 536, fourth amendment in Book 6911, page 120, fifth amendment in Book 7046, page 520, sixth amendment in Book 7076, page 691, and seventh amendment in Book 7146, page 188, said Register's Office.

This is improved property, known as: 812 Huntington Circle, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of March, 2008.

Cynthia Renee Bell

Shane David Bortscheller

State of TENNESSEE
County of DAVIDSON

On this 31st day of March, 2008 , before me the undersigned authority, personally appeared Cynthia Renee Bell and Shane David Bortscheller, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires May 2, 2011**

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $450,000.00

Affiant

Sworn and subscribed before me this the 31st day of March, 2008

My Commission Expires: 3-10-2010 DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

Notary Public