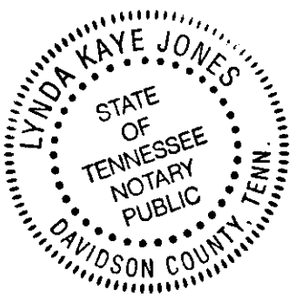
Box 34

Davidson County DEEDWARR
Recvd: 05/20/08 08:57 2 pg
Fees:13.00 Taxes:499.50
20080520-0051565

Warranty Deed



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

Subscribed and sworn to before me, this the 15th day of May, 2008.

Notary Public

My commission expires: 1/23/10

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Claudia DeLeon Rosales	New South Federal Savings Bank	Map: 162
5078 Blue Hole Road	210 Automation Way	Parcel: 28
Antioch, TN 37013	Birmingham, AL 35210	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JANICE HANCOCK BELL, UNMARRIED, AS TO A LIFE ESTATE AND MARY ANN BELL, UNMARRIED, AS TO THE REMAINDER**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLAUDIA DELEON ROSALES, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 5th Civil District of Davidson County, Tennessee, bounded and described as follows: Beginning at a point in the margin of the Blue Hole Road and in the line of the Antioch High School property, and running in an easterly direction with the line of said school property approximately 435 feet to the center of Mill Creek thence up its center 110 feet to a point; thence westerly parallel with said school line, 435 feet to a point in the margin of the Blue Hole Road; thence with a margin of said road 110 feet to the beginning, containing one acre, more or less.

Being the same property conveyed to Mary Ann Bell by deed from Janice Hancock Bell of record in Instrument 200601110004150, said Register's Office, dated October 6, 2005.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable. This is improved property known as 5078 Blue Hole Road, Antioch, TN 37013.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of May, 2008.

Mary Ann Bell by Janice H. Bell, Her attorney in fact

Mary Ann Bell signed by Janice H. Bell,
Her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ~~15th~~ 16th day of May, 2008, before me personally appeared Janice H. Bell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mary Ann Bell as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Mary Ann Bell.

Notary Public

My Commission Expires: November 22, 2010

ANGIE L. LAWLESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Janice H. Bell

Janice H. Bell
As to the conveyance of her life estate
Janice H. Bell and Janice Hancock Bell being one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Janice H. Bell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of May, 2008.

Notary Public

My Commission Expires: November 22, 2010

ANGIE L. LAWLESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY