WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/30/08 11:24 2 pgs
Fees:13.00 Taxes:717.80
20081030-0108311

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $194,000.00.

Affiant

Subscribed and sworn to before me this 22 day of October, 2008.

Notary Public
My Commission expires: 4/12/12
(Affix Seal)

ANDREW H. MAL... STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Reginald Lanier	Bank of America, N.A.	049-09-0A-023.00CO
204 Solness Avenue	9000 Southside Boulevard, Building 700	
Nashville, TN 37218	Jacksonville, FL 32256	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Emmanuel Bell and Ursula Foto**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Reginald Lanier and Debbie Lanier, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 23 on the plan of Creekside Subdivision, of record in Instrument Number 20040122-0008741, and corrected in Instrument Number 20041109-0135030, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Emmanuel Bell and Ursula Foto, by deed from Equality Mortgage Corporation, on September 14, 2006, of record in Instrument Number 20060927-0119626, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2009 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 049-09-0A-023.00CO.
- Subject to all matters as shown on the Plan of record in Instrument Number 20040122-0008741, and corrected in Instrument Number 20041109-0135030, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20030530-0073137, Register's Office for Davidson County, Tennessee.
- Storm water Detention Agreement of record in Instrument Number 20020307-0028888, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20040426-0047292, Register's Office for Davidson County, Tennessee.

This is improved property known as: **204 Solness Avenue, Nashville, TN 37218**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 22, 2008.

Emmanuel Bell

BY: Emmanuel Bell by URSULA FOTO
Ursula Foto, Attorney-in-fact Attorney-in-fact

Ursula Foto

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Ursula Foto** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 22, 2008.

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My commission expires 4·15·12

Elizabeth Maison
Notary Public

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Ursula Foto,** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Emmanuel Bell,** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Emmanuel Bell,** the bargainor(s), by the said **Ursula Foto,** as Attorney-in-Fact.

WITNESS my hand and seal, this 22 day of October, 2008.

Elizabeth Maison My Commission Expires: 4·15·12
NOTARY PUBLIC

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY