THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 02/19/09 16:08 2 pgs
Fees:13.00 Taxes:658.60

20090219-0014673

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***178,000.00.

Affiant

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me this 17th day of February, 2009.

Notary Public

My Commission Expires: 9-11-09

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP & PARCEL NOS.**
Jonathan Rummel 613 Granwood Boulevard Old Hickory, TN 37138	Guaranty Trust Company 316 Robert Rose Drive Murfreesboro, TN 37129	MAP 063-16-0 B PARCEL 105.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Eight Thousand and 00/100 Dollars ($***178,000.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Anthony Bell and wife, Staci L. Bell, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Jonathan Rummel and wife, Jenna M. Rummel, (hereinafter called the "GRANTEES"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 187 on the Plan of Hampton Park (formerly Chitwood Downs) of record in Plat Book 6900, pages 550-552, as amended in Book 7462, page 445, and further amended in Book 8110, page 401, and further amended in Book 8181, page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Anthony Bell and wife, Staci L. Bell, by Warranty Deed dated July 16, 2007, from Terry Richards and Jeaneen Hyde Richards aka Jeaneen Hyde, of record as Instrument No. 20070718-0085584 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 613 Granwood Boulevard, Old Hickory, Tennessee 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 and assigns, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the plan of Hampton Park (formerly Chitwood Downs) of record in Book 6900, pages 550-552, as amended in Book 7462, page 445, and further amended in Book 8110, page 401, and further amended in Book 8181, page 112, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF we have hereunto set our hands on this the 17th day of February, 2009.

Anthony Bell
Anthony Bell

Staci L. Bell
Staci L. Bell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anthony Bell and Staci L. Bell, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of February, 2009.

Mitchell A. Watts
Notary Public

My Commission Expires: 4/30/09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY