This Instrument Prepared by:
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BILL GARRETT, Davidson County
Trans:T20100006522 DEEDWARR
Recvd: 02/02/10 14:46 3 pgs
Fees:18.00 Taxes:2905.67
20100202-0008387

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Charles Ray Bell 6008 Hillsboro Rd. Nashville, TN 37215-5004	Charles Ray Bell 6008 Hillsboro Rd. Nashville, TN 37215-5004	144-11-7

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED EIGHTY-FIVE THOUSAND THREE HUNDRED SIXTEEN and 63/100 Dollars ($785,316.63), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, KARLEN R. EVINS (hereinafter "Grantor") has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto CHARLES RAY BELL, unmarried (hereinafter "Grantee") his heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> LAND in Davidson County, Tennessee being Lot No. 3 on the Plan of Hillsboro Park, Section I, as of record in Book 2331, Pages 30 and 31, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Karlen R. Evins by Special Warranty Deed dated August 13, 1993 from First Nationwide Bank, of record in Book 9053, Page 805, Davidson County, Tennessee Register of Deeds
>
> This is improved property known as 6008 Hillsboro Rd., Nashville, TN

37215-5004

The legal description and state of the title have been furnished to the draftsperson from the record. The draftsman assumes no liability as to the accuracy thereof.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, her heirs, successors, and assigns, forever. Grantor, does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those items listed below:

1. Taxes for 2009; a lien, but not yet due and payable.

2. Deed of Trust recorded April 9, 2007 as Instrument Number 20070409-0041964 in the Office of the Davidson County, Tennessee Register of Deeds, as amended by that certain Amendment to Deed of Trust recorded January 4, 2008 as Instrument Number 20080104-0001142 in the Office of the Davidson County, Tennessee Register of Deeds, as further amended by that certain Amendment to Deed of Trust recorded June 16, 2008 as Instrument No. 20080616-0061740 in the Office of the Davidson County, Tennessee Register of Deeds, as amended by that certain Amendment to Deed of Trust recorded October 5, 2009 as Instrument No. 20091005-0092080 Office of the Davidson County, Tennessee Register of Deeds.

3. All matters not otherwise listed herein and shown of record in the office of the Register of Deeds for Davidson County, Tennessee, if any.

4. All subdivision restrictions, building lines, and easements of record.

Grantor does further covenant and bind herself, her assigns, successors and representatives, to warrant and forever defend the title and interest in and to the said land to Grantee, his heirs, successors, and assigns, against the lawful claims of all persons.

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, Grantor has hereunto set her hands as of this 29th day of January 2010.

KARLEN R. EVINS, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 29TH day of January, 2010, before me personally appeared KARLEN R. EVINS, to be known to be the person described herein and who executed this document for the purposes herein contained.

Sworn to and subscribed before me this 29TH day of January, 2010.

Katrina Neylon
Notary At Large
Wilson County, Tennessee
My Commission Expires
June 30, 2010

Notary Public
My Commission Expires: 6/30/10

KATRINA NEYLON NOTARY PUBLIC AT LARGE Wilson County, TENN.

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $785,316.63.

Charles Ray Bell, Grantee

Sworn and subscribed to before me this 28th day of January, 2010.

My Commission Expires: 1027-10

Notary Public

DORRIS G SANSOM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY