BILL GARRETT, Davidson County
Trans:T20100010675 DEEDWARR
Recvd: 02/23/10 12:17 3 pgs
Fees:18.00 Taxes:83.25
20100223-0013735

Return to: Southern Land Title & Escrow, Inc.
934 Oldham Drive, Suite 100-A
Nolensville, TN 37135
615-776-7461

#787

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Nick Dorroll	(NEW OWNER)	Map 092-10-0-
718 Thompson Lane, 108-175		Parcel 069.00
Nashville, TN 37204		

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Curtis Bell and Larry Bell, a ½ undivided interest and Eunice Bell and Larry Bell, a ½ undivided interest,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Nick Dorroll, unmarried,** (The "Grantee"), his heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 28, on the Map of Charlotte Heights of record in Book 57, page 169, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John W. Alsup and wife, Ora Lee Alsup and Lester Bell by deed dated October 20th, 1949 from Adele Y. Smith and husband, Fleming W. Smith of record in Book 1761, page 438, said Register's Office. The said John W. Alsup died on November 20, 1966 and title vested in Ora Lee Alsup as the sole surviving tenant by the entirety of his ½ undivided interest. The said Lester Bell died intestate on July 25, 1967 and title vested by operation of law in Eunice Bell and Larry Bell, a ½ undivided interest. An Affidavit of Heirship reflecting the vesting of title in the heirs of Lester Bell is recorded in Instrument No. 20100223-0013731, said Register's Office. The said Ora Lee Alsup having since died testate on February 24th 2008, and her ½ undivided interest in title vested in Curtis Bell and Larry Bell, joint tenants with right of survivorship, by her Last Will and Testament of record in Instrument No. 20100223-0013732, said Register's Office, and Case No. 08P1797 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This instrument is executed on behalf of Curtis Bell by Nicola Danielle McGee as Attorney-In-Fact pursuant to recorded Durable Power of Attorney and Eunice Bell by Larry Bell as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Nos. 20100223-0013733 and 20100223-0013734, in the Register's Office for Davidson.

This property is not the personal, marital or primary residence of Grantors, spouse, if any and/or any dependents.

This conveyance is subject to the following:

1. **2010 Taxes, a lien not yet due and payable and assumed by Grantees.**
2. **Any and all matters appearing of record in Plat Book 57, page 169, said Register's Office.**

This is improved property commonly known as 513 31st Avenue North, Nashville, TN 37209.

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $22,500.00.

Nick Powell
Affiant

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011

Subscribed and sworn to before me this
22 day of **February, 2010.**

J. Painter-Rose
Notary public:
My Commission Expires: 01/22/2011

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 19 day of **February, 2010.**

Curtis Bell by Nicola Danielle McGee Attorney-In-Fact
Curtis Bell by Nicola Danielle McGee, Attorney-in Fact

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nicola Danielle McGee**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged SHE executed the within instrument for the therein contained and who further acknowledged that SHE is the Attorney-In-Fact for **Curtis Bell** and that SHE is authorized by HIM to execute this instrument on HIS behalf.
WITNESS my hand and official seal at Nolensville, Tennessee, this 19th, **February, 2010.**

FAYE S. MULLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Faye S. Mullins **seal**
Notary Public
My Commission Expires: ~~**My Commission Expires:**~~
November 7, 2012

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 15 day of **February, 2010.**

Eunice Bell by Larry Bell

Eunice Bell by Larry Bell,
Attorney-in Fact

[STATE OF TENNESSEE]
[COUNTY OF Hardin **]**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Larry Bell**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged HE executed the within instrument for the therein contained and who further acknowledged that SHE is the Attorney-In-Fact for **Eunice Bell** and that HE is authorized by HER to execute this instrument on HER behalf.

WITNESS my hand and official seal at Savannah, Tennessee, this 15th **February, 2010.**

Barbara Easley

Notary Public

My Commission Expires: 4/22/13 **seal**

BARBARA EASLEY
STATE OF TENNESSEE NOTARY PUBLIC
HARDIN COUNTY

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 15th day of **February, 2010.**

Larry Bell

Larry Bell

[STATE OF TENNESSEE]
[COUNTY OF Hardin **]**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Larry Bell**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged HE executed the within instrument for the therein contained.

WITNESS my hand and official seal at Savannah, Tennessee, this 15th **February,** 2010.

Barbara Easley

Notary Public

My Commission Expires: 4/22/13 **seal**

BARBARA EASLEY
STATE OF TENNESSEE NOTARY PUBLIC
HARDIN COUNTY