BILL GARRETT, Davidson County
Trans: T20100032012 DEEDWARR
Recvd: 05/27/10 13:19 2 pgs
Fees: 13.00 Taxes: 458.80

20100527-0040992

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

STATE OF TENNESSEE }
COUNTY OF Williamson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May, 2010.

NOTARY PUBLIC

My Commission expires: 7-29-13

THIS INSTRUMENT PREPARED BY:
MOUNTAIN LAW GROUP, LLC
1616 WESTGATE CIRCLE, BRENTWOOD TN 37027
Telephone: 615.378.7063 Facsimile: 888.422.5090

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Dawn R. Bell 77 Benzing Rd. Antioch, TN 37013	Regions Bank 2050 Parkway office Circle Birmingham, AL 35244	162.07-0-022.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, we,

Kenneth R. Graves and Douglas W. Graves

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto

Dawn R. Bell, an unmarried woman

hereinafter called the **GRANTEES**, their successors, heirs and assigns, all of **GRANTORS'** right, title and interest in and to a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot. No. 31on the Plan of Antioch Park, Section 1, as of record in Book 3600, page 96, Register's Office for said County.

Said Lot No. 31 fronts 74.0 feet on the southerly side of Benizing Road and extends back 136.9 feet on the easterly line and 140.0 feet on the westerly line to a line in the rear on which it measures 80.00 feet.

BEING the same property conveyed to Jimmy George Vanns and wife, Evelyn Juanita Vanns, by warranty deed of record, recorded June 12, 1968, in Book 4242, page 476, Register's Office for Davidson County, Tennessee; the said Jimmy George Vanns and Evelyn Juanita Vanns having both since deceased, with Jimmy George Vanns predeceasing Evelyn Juanita Vanns.

Proof that Kenneth R. Graves and Douglas W. Graves were the only heirs at law of Evelyn Juanita Vanns, is evidenced by an Affidaivt of Heirship recorded _____, in Instrument No. 20100527-0040991, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities and other matters of record.

County and/or City taxes for the year 2010, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 77 Benzing Road, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with all the appurtenances, estate, title, hereditaments and interest thereto belonging to the said **GRANTEES**, their heirs, successors and assigns in fee simple forever.

GRANTORS covenant with said **GRANTEES** that **GRANTORS** are lawfully seized and possessed of said land in fee simple, have full power and lawful authority to sell and convey the same, and that the same is free, clear and unencumbered, unless otherwise set out herein. **GRANTORS** do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the **GRANTEES**, its successors and assigns, against the lawful claims of all persons whomsoever. 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.

IN WITNESS WHEREOF, **GRANTORS** have caused this instrument to be executed on this 25th day of May, 2010.

"GRANTORS"

Kenneth R. Graves

Kenneth R. Graves

Douglas Wayne Graves

Douglas W. Graves

ACKNOWLEDGMENT: All acknowledgments shall be under the seal of office of the officer taking same.

STATE OF TENNESSEE)
CCOUNTY OF Williamson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Kenneth R. Graves and Douglas W. Graves, the within named bargainor/s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that such person/s executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of May, 2010.

My commission expires: June 12, 2011

Notary Public

(Seal)

RUDICK J. MURPHY, II NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN