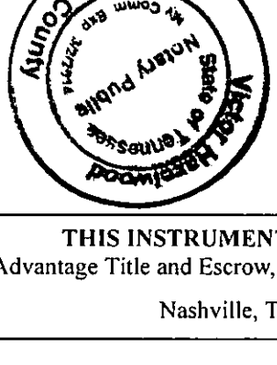
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Box 13
#15936

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond D. Lawson, Jr.	New owner	120-5-113
(NAME)	(NAME)	
405 McDonald Drive	403 McDonald Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charles O. Bell, Jr., unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Raymond D. Lawson, Jr., 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:

Land in Davidson County, Tennessee, Being Lot No. 431 on the Plan of Glengarry Park, Section 4, of record in Book 2900, Page 72, Register's Office for Davidson County, Tennessee.

Said Lot No. 431 fronts 80.0 feet on the northwesterly margin of McDonald Drive and runs back between parallel lines 200.0 feet to the rear line on which it measures 80.0 feet.

Being the same property conveyed to Charles O. Bell, Jr. and wife, Emma S. Bell, by deed of record in Book 3247, Page 27, Register's Office for Davidson County, Tennessee. Emma S. Bell having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Charles O. Bell, Jr. by Virgil E. Colley as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20100915-0073276 of the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 405 McDonald Drive, Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. 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.

BILL GARRETT, Davidson County
Trans:T20100060535 DEEDWARR
Recvd: 09/27/10 09:14 2 pgs
Fees:13.00 Taxes:362.60

20100927-0076498

Witness my hand this 23rd day of September, 2010.

Charles O. Bell Jr. by Virgil E. Colley

Charles O. Bell, Jr. by Virgil E. Colley as his attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 23rd day of September, 2010, before me personally appeared Virgil E. Colley, the person who executed the foregoing instrument on behalf of Charles O. Bell, Jr. and acknowledged thathe executed the same as the free act and deed of the said Charles O. Bell, Jr., through Power of Attorney granted he by the said Charles O. Bell, Jr.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of September, 2010.

Commission expires:

Notary Public

