# WARRANTY DEED

BOOK 4912 PAGE 526

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Frank Bellar, Jr. | Lomas & Nettleton Co. | 104-16 |
| (NAME) 1920 Ashwood Avenue | (NAME) 3200 Pacific Avenue | 85 |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37212 | (STREET ADDRESS) Virginia Beach, VA. 23451 | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | Pt |

*For and in Consideration of the sum of* Ten & 00/100 ($10.00)---------- *DOLLARS*

cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated December 20, 1971, and filed for record December 28, 1971, in the Office of the recorder of deeds of Davidson County, Tennessee, in Book 4564, page 185, and note of even date thereby secured, in the original principal amount of $15,500.00 payable to The Lomas & Nettleton Company, which debt the grantees herein assume and agree to pay as part payment of the purchase price.

The grantees further hereby assume the obligations of James C. Moore and wife under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned; we,

JAMES C. MOORE and wife, EDITH M. MOORE,

*have bargained and sold, and by these presents do transfer and convey unto the said* grantees, FRANK BELLAR, JR. and wife, LINDA BELLAR, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being the westerly part of Lot No. 127 on the Map of the Revised Plan of George W. Blair's Belmont Heights of record in Book 332, page 117, Register's Office for said County.

Said part of said lot fronts 49.8 feet on the northerly side of Ashwood Avenue and extends back 175 feet, more or less, on its easterly line and 175 feet on its westerly line, along the easterly margin of 20th Avenue, South, to an alley in the rear on which it measures 47.6 feet.

Being the same property conveyed to James C. Moore and wife, Edith M. Moore, by deed from Louis F. Ruman, Jr. and wife, Maija Z. Ruman, of record in Book 4564, page 183, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, easements and setback lines applicable to said property, and to the lien of taxes for the year 1975.

This instrument was prepared by Rebecca Thomas, Attorney
300 James Robertson Parkway, Nashville, TN 37201

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer or value of property (whichever is greater) is $16,500.00

Affiant

Subscribed and sworn to before me this 12th day of May, 1975.

Notary Public

My commission expires:

REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

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unimproved ( )
This is improved (X) property, known as 1920 Ashwood Avenue, Nashville, Tennessee 37212
(House Number) (Street) P. O. Address: (City or Town)

*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* except as stated.

*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.*

*Witness* our *hand* s *this* 12th *day of* May, *19* 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James C. Moore.
JAMES C. MOORE

EDITH M. MOORE
Edith M. Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Personally appeared before me,* Undersigned, *a Notary Public in and for said County and State, the within named* James C. Moore and wife, Edith M. Moore,

*the bargainor*s, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Nashville, *Tennessee, this* 12 *day of* May, *19* 75.

Notary Public.

*Commission Expires* 23 July 1975.

STATE OF
COUNTY OF

*Personally appeared before me,* ....., *a Notary Public in and for said County and State, the within named*

*the bargainor*....., *with whom I am personally acquainted, and who acknowledged that* *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at*....., *this*

*day of*....., *19*.....

....., *Notary Public.*

*Commission Expires*.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Before me,* ....., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged*.....*self to be*..... .....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

*Witness my hand and seal, at office in*.....,

*this*.....*day of*....., *19*.....

.....
**Notary Public**

*Commission Expires*.....

WARRANTY DEED

FROM

JAMES C. MOORE, ET UX

TO

FRANK BELLAR, JR., ET UX

C 98258

T

IDENTIF. REFERENCE

MAY 14 9 50 AM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

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|---|---|---|---|---|---|
| MAY 14 75 | CONV | 16,500.00 | | | |
| MAY 14 75 | S'TAX | | A* | 42.90 | |
| MAY 14 75 | PR'FEE | | A* | .50 | |
| MAY 14 75 | W'DEED | | A* | 8.00 | * 51.40 |