Prepared By:

BOOK 5189 PAGE 729

Kelley, Herbert & Crawford
1600, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
142-2-243	Mr/Mrs James R. Bellar	First Federal Savings & Loan Fourth & Union Nashville, TN.
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO 09704191
9D-5023	7457 Harness Drive	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged and in further consideration of the assumption of and agreement by the grantees herein to pay the principal balance now due, plus future interest, on a certain note dated October 11, 1973, in the original principal sum of $33,200.00, payable to First Federal Savings & Loan Association, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Allen D. Keebaugh and wife, to T. I. Holman, Jr., Trustee, as of record in Book 4754, page 893,

AUG 30 F CONV 52,500.00
AUG 30 F S'TAX B* 136.50
AUG 30 F PR'FEE B* .50
AUG 30 F W'DEED B* 4.00 * 141.00

ALLEN D. KEEBAUGH and wife, JACQUELYN H. KEEBAUGH

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES R. BELLAR and wife, JO ANN E. BELLAR

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 271 on the Plan of Cross Timbers, Section 5, as of record in Book 4300, page 490.

Said Lot No. 271 fronts 93.5 feet on the southerly side of Harness Drive and extends back 150.0 feet on the easterly line and 150.0 feet on the westerly line to a dead line measuring 93.5 feet thereon.

Being the same property conveyed to Allen D. Keebaugh and wife, Jacquelyn H. Keebaugh, by deed from Roy L. Sadler and wife, Eva K. Sadler, as of record in Book 4754, page 891.

This conveyance is made subject to restrictions in Book 4408 page 761.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except as shown above and 1977 taxes which have been prorated and assumed by Grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the 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, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 26 day of August, 1977.

Allen D. Keebaugh

Jacquelyn H. Keebaugh

STATE OF TENNESSEE

BOOK 5189 PAGE 730

COUNTY OF DAVIDSON

Before me, DAVID B. HERBERT, a Notary Public in and for the State and County aforesaid, personally appeared the within named Allen D. Keebuagh and wife, Jacquelyn H. Keebaugh 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, the 26 day of August, 1977.

My commission expires: 7-27-81

Notary Public

STATE OF _____

COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF August, 19 77

MY COMMISSION EXPIRES: 7-27-81 (AFFIX SEAL) Notary Public

E 23124

WARRANTY DEED

FROM

ALLEN D. KEEBAUGH AND WIFE

TO

JAMES R. BELLAR AND WIFE

IDENTIF. REFERENCE

AUG 30 9 52 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
14th Floor, 3rd National Bank Bldg.
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____

Notary Public