Instrument Prepared By: . FILE BOX )

BOOK 5316 PAGE 28

Kelley, Herbert & Crawford 'ALAN SATURN
oor, L. & C Tower

# WARRANTY DEED

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 118-14 - 93 | Jerry R. Bellar | First Tennessee Bank, N.A.<br>P.O. Box 474<br>Memphis, TN 38101 |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) | LOAN OR ACCOUNT NO. |
| OH-7015 | 3622 Rainbow Place | 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 valauble considerations, the receipt of which is hereby acknowledged,

| | | | | |
|---|---|---|---|---|
| JUL 26 78 | CONV | 52,500.00 | | |
| JUL 26 78 | S'TAX | | B* 136.50 | |
| JUL 26 78 | PR'FEE | | B* .50 | |
| JUL 26 78 | W'DEED | | B* 4.00 | * 141.00 |

ANN E. SCHEFFER and mother, MRS. THOMAS E. SCHEFFER, being the one and same person as Mary S. Scheffer

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JERRY R. 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. 14 on the Map of Longview Manor, Sections One and Two, as of record in Book 1424, page 127.

Said lot fronts 100 feet on the east side of Rainbow Place and runs back between lines, 160.3 feet on the north line and 177.8 feet on the southline, to a dead line in the rear on which it measures 102 feet.

Being the same property conveyed to Ann E. Scheffer and mother, Mrs. Thomas E. Scheffer, by deed from Samuel L. Allen and wife, Helen E. Allen, as of record in Book 4978, page 718.

This conveyance is made subject to restrictions of record in Book 1424, page 127; Book 1760, page 31 and Book 1760, page 25.

The said Mrs. Thomas E. Scheffer being the one and same person as Mary S. Scheffer.

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 for 1978 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 13th day of July, 1978.

Mrs. Thomas E. Scheffer
Mrs. Thomas E. Scheffer
Attorney-in-Fact for the said Ann E. Scheffer by Power of Attorney being recorded simultaneously herewith.

Ann E. Scheffer
Ann E. Scheffer
By: Mary S Scheffer
Mary S. Scheffer, Attorney-in-Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON) BOOK 5316 PAGE 29

On this 13th day of July, 1978, before me personally appeared Mary S. Scheffer, to me known to be the person who executed the foregoing instrument for the purposes therein contained and who executed the foregoing instrument in behalf of Ann E. Scheffer, and acknowledged that she executed the same as the free act and deed of the said Ann E. Scheffer.

Witness my hand and official seal at Nashville, Tennessee.

Notary Public

My Commission expires: 4-18-82

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 13th DAY OF July 19 78

MY COMMISSION EXPIRES: 4-18-82 (AFFIX SEAL) Notary Public

E 7 8 8 8 6

IDENTIF. REFERENCE

JUL 26 9 40 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

ANN E. SCHEFFER AND MOTHER

MRS. THOMAS E. SCHEFFER

TO

JERRY R. BELLAR

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor Life & Casualty Tower
Nashville, Tennessee 37219

File Copy

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