#2998

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter Jr., Atty.
254 Highlands Bldg.
Brentwood, Tennessee 37027

BOOK 6226 PAGE 56

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Francis Ross Jones, John Ellison Jones and Shedrick Donnell Jones (NAME)	First Federal Savings & Loan Assoc. of Tullahoma, Tennessee (NAME)	104-16
1516 Compton Avenue (STREET ADDRESS OR ROUTE NUMBER)	308 North Jackson Street (STREET ADDRESS)	Parcel 302
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Tullahoma, TN 37388 (CITY) (STATE) (ZIP)	22W - 9630

FOR AND IN 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, JERRY R. BELLAR a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRANCIS ROSS JONES a single man and JOHN ELLISON JONES a single man SHEDRICK DONNELL JONES

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 65 on the Plan of Avalyn Place as of record in Plat Book 161, page 150, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Jerry R. Bellar by deed from Gerald R. Tidwell of record in Book 5428, page 718, said Register's Office.

Jacqueline A. Bellar, wife of Jerry R. Bellar, hereby joins in the execution of this instrument for the purpose of conveying any and all interest, including, but not limited to all marital rights, which she may have in the subject property.

This conveyance is made subject to: (1) 1984 Taxes, which have been prorated and assumed by the Buyer(s); and (2) All matters appearing on the Plan of record in Plat Book 161, page 150, said Register's Office.

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

FEB 3 12 30 PM '84

IDENTIF. REFERENCE

101396

unimproved ( )
This is improved (XX) property, known as 1516 Compton Avenue Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 31st day of January, 1984.

Jerry R. Bellar — JERRY R. BELLAR

Jacqueline A. Bellar — JACQUELINE A. BELLAR

Attorney-In-Fact for the said Jerry R. Bellar
by ~~Power of Attorney recorded simultaneously herewith~~ in Davidson County, Tennessee

123-50 c/2
3-84

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 6226 PAGE 57

Personally appeared before me, the undersigned a Notary Public in and for said County and State, the within named JACQUELINE A. BELLAR, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 1984.

My commission expires 1/20/85 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, 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 as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of January, 1984, before me personally appeared Jacqueline A. Bellar, to me known or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Jerry R. Bellar, and acknowledged that she executed the same as the free act and deed of the said Jerry R. Bellar.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 1983.

My commission expires: 1/20/85

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 19 84

MY COMMISSION EXPIRES: 1/20/85
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

JERRY R. BELLAR

TO

FRANCIS ROSS JONES,
JOHN ELLISON JONES,
SHEDRICK DONNELL JONES

RETURN TO: File Box 38

First Title & Escrow Company, Inc.
P.O. Box 926
256 Highland Building
BRENTWOOD, TENNESSEE 37027-0926

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6226 PAGE 58

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
	CO		45,100.00	
	" tax		117.00	
	R. Fee		.50	
	W. H.		6.00	
				123.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

101399

IDENTIF. T. REFERENCE

FEB 3 12 30 PM '04

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 11161