Feld 29

This Instrument Prepared By:
Ingraham, Corbett & Zinn
2114 Parkway Towers
Nashville, TN 37219

BOOK 7526 PAGE 632

New Owners:	Send Tax Bill	Map-Parcel No.:
Frank and Ruth Bellar 2029 Hickory Hill Lane Hermitage, TN 37076	Same	Map 75-9 Parcel 276

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, A. W. Chaffin and Patricia A. Mead, as tenants in common ("Grantors"), have bargained and sold, and by these presents do transfer and convey to Frank Bellar and wife, Ruth Bellar, ("Grantees"), their heirs and assigns, a certain tract or parcel of land (the "Property") in Davidson County, Tennessee, described more particularly as follows:

> Land in Davidson County, Tennessee, being Lot. No. 4 on the Plan of C.B. Howse Property Subdivision, Section Three as of record in Plat Book 6250, page 840, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more detailed description.
>
> Being the same property being conveyed to A.W. Chaffin and Patricia A. Mead, as tenants in common, by deed of C. Hooper Development Company, of record in Book 7535 page 764, Register's Office for Davidson County, Tennessee.

This is improved property known as 4662 Old Hickory Blvd., Old Hickory, Davidson County, Tennessee.

This conveyance of the Property and all covenants and warranties contained herein are made expressly subject to the following:

1. Overhead line easement of record in Book 6835, page 662, Register's Office for Davidson County, Tennessee.

2. The Plan of record in Book 6250, page 840, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, certain notes, minimum building setback line, and easements.

3. Deed of Trust executed by Hermitage Property Corporation to William C. Boyers, Trustee, and Business Men's Assurance Company, dated February 1, 1987, and recorded in Book 7126, page 260, Register's Office for Davidson County, Tennessee, in favor of Business Men's Assurance Company which states that it secures a debt in the principal sum of $240,000.00 payable as therein specified, together with any terms, conditions, restrictions, or limitations recited therein.

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 successors and assigns, forever.

Grantors covenant with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantors further covenant to warrant and forever defend the title to the Property to Grantees, Grantees' heirs and assigns against the lawful claims of all persons through and under Grantors, but not further or otherwise.

Executed this 25th day of April, 1988.

A. W. Chaffin

Patricia A. Mead

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, A. W. Chaffin, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of April, 1988.

Notary Public

My Commission Expires: My Commission Expires July 9, 1989

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Patricia A. Mead, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of April, 1988.

Notary Public

My Commission Expires: My Commission Expires July 9, 1989

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 619,211.11 .

Frank K Beller
Affiant

Sworn to and subscribed before me this the 25 day of April, 1988.

Bonnie J. Lee
Notary Public

My Commission Expires: Nov. 12, 1989

BONNIE J. LEE

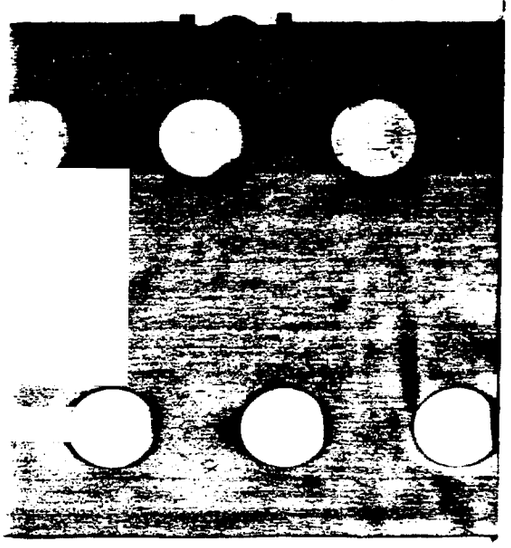
24657

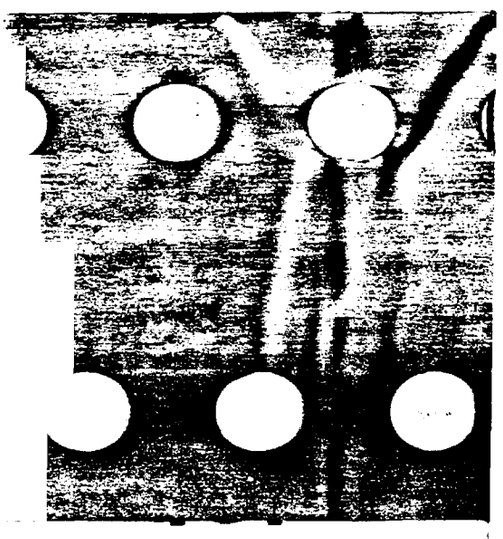
IDENTIFICATION REFERENCE

APR 26 2 32 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

8439 04/26 0101 03CHECK 1743.26





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7526 PAGE 635

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 619211.11
				CON TX 1733.76
				PRFEE 0.50
				WDEED 9.00
				TOTAL 1743.26
				CHECK 1743.26
04/26/88	01			14:33 0001 8439

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24657

IDENTIFICATION REFERENCE

APR 26 2 32 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 84525