Return to:
Priority Escrow Services, Inc.
50 Century Blvd, Suite 120
Nashville, TN 37214

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.

Betty J. Fowler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July 1989.

Nadia E. Lee
Notary Public

MY COMMISSION EXPIRES: Notary Public, State of Florida
My Commission Expires July 25, 199
Bonded Thru Troy Fain - Insurance Inc.

(AFFIX SEAL)

BOOK 7885 PAGE 697

THIS INSTRUMENT WAS PREPARED BY
Nella Schneider Hunt, Attorney, 222 Third Avenue, N. Nashville, TN 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
JIMMY PAUL BELLAR (NAME)	Sovran Mortgage Corporation (NAME)	150-03-290
3921 Hillshire Drive (STREET ADDRESS OR ROUTE NUMBER)	201 E. Cary Street (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (P.O. ZIP)	Richmond, VA 23219-3736 (CITY) (STATE) (ZIP)	

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, WE, SUN BANKS, INC.

07/12 0101 03CHECK 396.40

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JIMMY PAUL BELLAR AND WIFE, MARTHA LYNN BELLAR

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 601 on the Plan of Kensington of Priest Lake, Section II, of record in Book 6250, page 592 and 593, said Register's Office.

Said Lot No. 601 fronts 95 feet on the southerly margin of Hillshire Drive and extends back 175 feet on the southwesterly line and 115 feet on the northeasterly line to a broken line in the rear measuring 152.50 feet thereon.

Being the same property conveyed to Sun Banks, Inc., by deed from Robert W. Freese and wife, Dale S. Freese, of record in Book 7696, page 671, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Restrictive covenants of record in Book 6632, page 820, Register' Office for said County.

2. The Plan of record in Book 6250, page 592 and 593, said Register's Office, shows an Owner's Certificate, a 7.5 foot public utility and drainage easement along the southwesterly line and a 17.5 foot easement for public utility and drainage purposes containing an 8" sewer along the southerly line, a 10 foot public utility and drainage easement along the southeasterly line, and a 5 foot public utility and drainage easement along the northeasterly line and certain notes.

unimproved ( )
This is improved (X) property, known as 3921 Hillshire Drive - Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, unless otherwise herein set out; 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. 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.

Witness my hand this 7th day of July, 1989.

SUN BANKS, INC.

By: Betty J. Fowler
Betty J. Fowler
Vice President

BOOK 7885 PAGE 698

STATE OF ~~TENNESSEE~~ FLORIDA
~~Davidson~~ County of _____

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

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

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

Commission Expires_____ _____Notary Public

STATE OF ~~TENNESSEE~~ FLORIDA
~~Davidson~~ County of ORANGE

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Betty J. Fowler

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of the Sun Banks, Inc. a corporation, and that ~~he~~ as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ~~himself~~ her as Vice President.

Witness my hand and official seal at Orlando, Florida, this 7th day of July, 19 89.

Notary Public, State of Florida
My Commission Expires July 25, 1991
Bonded Thru Troy Fain - Insurance Inc.

Commission Expires _____ Nadeen E. Dai Notary Public

WARRANTY DEED

FROM

SUN BANKS, INC.

TO

JIMMY PAUL BELLAR AND WIFE,

MARTHA LYNN BELLAR

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

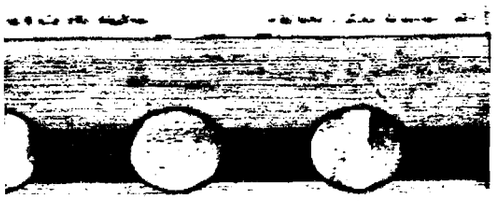
48195

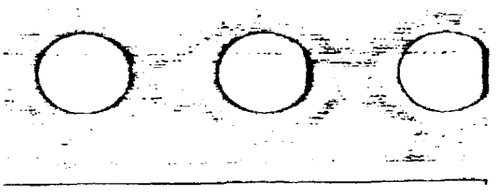
TENNESSEE REAL ESTATE TRANSFER TAX

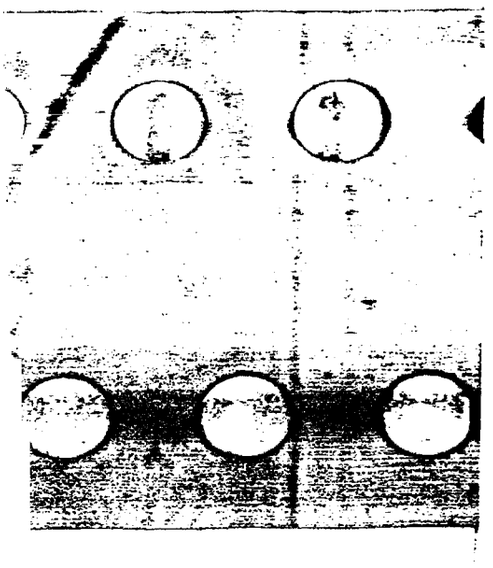
Jul 11 8 40 AM '89

RECEIVED FOR RECORD

RUSH







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7885 PAGE 699

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 118000.00
				CON TX 389.40
				PRFEE 1.00
				WDEED 6.00
				TOTAL 396.40
				CHECK 396.40
07/11/89	01			08:40 0001 3913

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48195

IDENTIFICATION REFERENCE

Jul 11 8 40 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 227611