BOOK 9671 PG 732

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $37,247.61

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF MAY, 19 95

Notary Public

MY COMMISSION EXPIRES: 5/23/98
(AFFIX SEAL)

Return To: Greater Nashville Title & Closing Company 223 Madison St., S. 106 Madison, TN 37115

THIS INSTRUMENT WAS PREPARED BY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JIMMY S. BELLAR & WIFE, KATHY L.BELLAR (NAME)	SAME AS NEW OWNER (NAME)	Map 083-09
c/o New South Realtors (ADDRESS)	(ADDRESS)	Parcel 069
4803 Callatin Rd. Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	18W-01265

FOR AND 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, ROGER W. FOX AND WIFE, JANE E. FOX **

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JIMMY S. BELLAR AND WIFE, KATHY L. 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 the west half of Lot No. 6 of Block No. 2 in D. H. Bailey's Subdivision of a part of the Allison Property, a Plan of which is of record in Book 161, Page 73, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 6 fronts 50 feet on the south side of Gartland Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Roger W. Fox and wife, Jane E. Fox by deed from Charles D. Sloan and wife, Patricia Sloan of record in Book 8969, Page 581, Register's Office for Davidson County, Tennessee.

**** A part of the consideration for this transfer is the assumption by Grantees herein of the balance of a Deed of Trust dated May 15, 1993 and recorded June 3, 1995, executed by Roger W. Fox and wife, Jane E. Fox to Alan L. Saturn, Trustee to secure to CHARLES D. SLOAN an indebtedness in the original principal amount of $37,100.00, which the GRANTEES herein assume and agree to pay.**

THIS CONVEYANCE IS FURTHER MADE SUBJECT TO 1995 PROPERTY TAXES, WHICH THE GRANTEES HEREIN AGREE TO PAY.

0996 05/15 0101 03CHECK 146.64

unimproved ( )
This is improved (X) property, known as 1306 Gartland Avenue, Nashville, TN 37206
(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 our hand s this 15th day of MAY, 19 95

Roger W. Fox
Roger W. Fox

Jane E. Fox
Jane E. Fox

by: Jane E. Fox
Jane E. Fox, Attorney-in-Fact

BOOK 9671 PG 733

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public within and for said County and State, the within named JANE E. FOX to me known to be the person who executed the foregoing instrument individually and on behalf of ROGER W. FOX and acknowledged that she exeucted the same as the free act and deed of the said ROGER W. FOX, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 15th day of MAY, 19 95.

Commission expires 5/23/98

Notary Public

STATE OF TENNESSEE
COUNTY OF

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

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

60746

IDENTIF. & REFERENCE

95 MAY 15 AM 11:53

FELIX Z. ROBINSON II REGISTER
DAVIDSON COUNTY, TN.

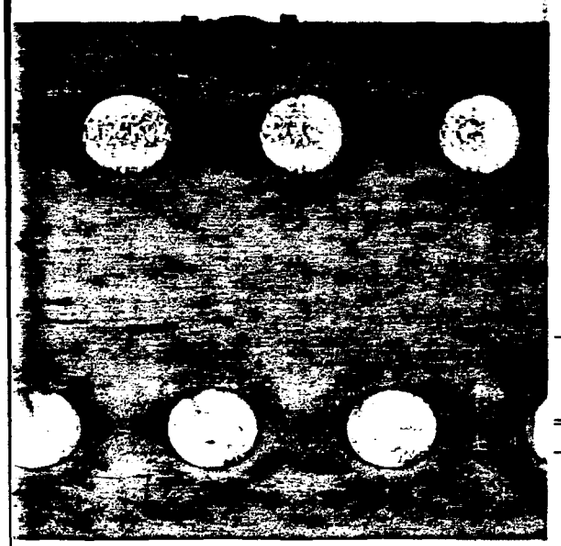
PICK-UP

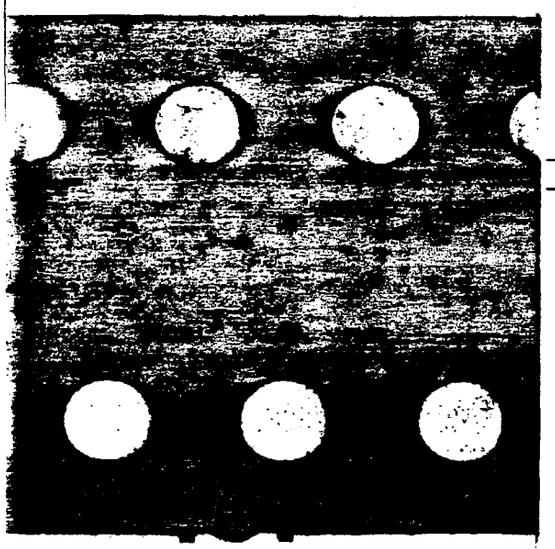
Greater Nashville Title and Closing Company
223 Madison St., Suite 106
Madison, TN 37115
(615) 865-1470

WARRANTY DEED

FROM:
ROGER W. FOX AND WIFE,
JANE E. FOX

TO:
JIMMY S. BELLAR AND WIFE,
KATHY L. BELLAR





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9671 PG 734

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

CAMT	37247.61
CON TX	137.64
PRFEE	1.00
WDEED	8.00
TOTAL	146.64
CHECK	146.64

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/15/95 01 11:53 0001 0996

60746
IDENTIF. # REFERENCE

95 MAY 15 AM 11:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 910368