BOOK 10303 PG 551

Name & Address New Owner:
MALCOM W. BELLAR et ux
SHARON K. BELLAR
907 S. Gallatin Rd.
Madison, Tn 37115

Send Tax Bills to:
Same as New Owner

Tax Map and Parcel Nos.
Map 71-12
Parcel 231

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100--- ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **WAYNE KEY AND WIFE, LUANN KEY AND MIKE KEY AND WIFE, KATHY KEY,** the Grantors, have bargained and sold and by these presents does hereby transfer and convey unto **MALCOM W. BELLAR AND WIFE, SHARON K. BELLAR,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land located in **DAVIDSON** County, Tennessee and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said tract or parcel of land together with all and singular easements, appurtenances, heriditaments, estate, title and interest thereto belonging or in any way appertaining to the said Grantees, their successors and assigns in fee simple forever.

Grantors do hereby covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered. This conveyance is made subject to all matters as set forth on The Plan of Victory Heights Subdivision of record in Book 1130, Page 97, Register's Office for Davidson County, Tennessee; said Plan shows an Owner's Certificate, certain notes, easements and setback lines as it may affect subject property.

Grantors do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

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.

Witness our hands this the 17th day of December, 1996.

Wayne Key

LuAnn Key

Mike Key

Kathy Key

96 DEC 30 AM 9:52
DAVIDSON COUNTY, TN.

0259659
IDENTIF. ↑ REFERENCE

STATE TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, personally appeared Wayne Key and wife, LuAnn Key and Mike Key and wife, Kathy Key, the within bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Madison, Tennessee, this the 17th day of December, 1996.

Commission expires: 5/23/98

Deanie L. Gregory
Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $32,000.00.

Melanie Key
Affiant

Sworn to and subscribed before me
this the 17th day of December, 1996.

Deanie L. Gregory
Notary Public

My Commission expires: 5/23/98

THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY, ATTORNEY
GREATER NASHVILLE TITLE & CLOSING CO.
223 Madison Street, S. 102
Madison, Tn 37115

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 158 on the Plan of Victory Heights, as of record in Plat Book 1130, Page 97, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED THEREFROM IS THAT PORTION OF LOT NO. 158 CONVEYED TO JAMES L. CARTER AND WIFE, JANIE S. CARTER BY DEED FROM OTTIS CARTER AND WIFE, ANNA S. CARTER, WHICH DEED IS OF RECORD IN BOOK 2027, PAGE 635, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEEE, DESCRIBED AS FOLLOWS:

Being the northwest part of Lot No. 158 on the Plan of Victory Heights, as of record in Book 1130, Page 97, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the easterly margin of Jones Avenue at the corner of Lot Nos. 158 and 159; thence with the line between said lots easterly 150 feet to an iron pin; thence northerely 58.5 feet to an iron pin in the southerly margin of Oneida Avenue; thence with the margin of the same, westerly 102.25 feet to a point and continuing with the margin of the same, westerly 22.5 feet to the beginning of a curve; thence around said curve, southwesterly 37.11 feet to the easterly margin of Jones Avenue; thence with the margin of the same, southerly 50 feet to the point of beginning.

Being the same property conveyed to Wayne Key and wife, LuAnn Key and Mike Key and wife, Kathy Key by deed from Wilson Enterprises, Inc. of record in Book 9894, Page 111, Register's Office for Davidson County, Tennessee.

9965 12/30 0101 CHECK 101.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10303 PG 554

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 32000.00
CON TX 118.40
PRFEE 1.00
WDEED 12.00
TOTAL 131.40
CHECK 131.40

12/30/96 01 09:54 0001 9965

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0259659
IDENTIFICATION REFERENCE

96 DEC 30 AM 9:52

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No. 1102521