WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF July, 19 98

Notary Public

MY COMMISSION EXPIRES: 12-23-2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith M. Bellar (NAME)	SAME (NAME)	30-43
3565 BearHollow Road (ADDRESS)	(ADDRESS)	
Whites Creek, Tennessee 37189 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Lorene Agnes Duke Carver

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Keith M. 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 the 14th Civil District of Davidson County, Tennessee bounded on the North by Walker, on the East by Carver, on the South by Setters and on the West by Walker and being described according to a survey by Campbell McRae and Associates (John Hood TN R.L.S. #1838) more particularly described as follows:

Beginning at a point in the center of a creek said point being located S 59° 37' 33" W 103' +- from the B. L. Carver land (Book 2546, Page 613, RODC, TN); thence leaving said creek with said Carver S 12° 04' 35" E 275.00' to an iron rod (new) in the line of the John Raymond Setters land (Book 4404, Page 821 RODC, TN); thence with said Setters S 70° 30' 00" W 160.00' to an iron rod (new) in the east line of the John V. Walker, Jr. land (Book 5859, Page 976, RODC, TN); thence with said Walker N 04° 26'18" W 287.42' to a point in the center of a creek; thence with said creek centerline N 82° 11' 16" E 48.10' to a point; thence N 66° 42' 23" E 73.90' to the point of beginning containing 0.88 acres more or less.

Also conveyed herewith is a non-exclusive right of way easement for ingress and egress from Bear Hollow Road to subject property. Said easement is to be maintained by the Grantors and Grantees herein.

Being the same property conveyed to Lorene Agnes Duke Carver and Travis D.

CONTINUED

unimproved ( )
This is improved (X) property, known as 3565 BearHollow Road, Whites Creek, Tennessee 37189
(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 2nd day of July, 19 98

Lorene Agnes Duke Carver
Lorene Agnes Duke Carver

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lorene Agnes Duke Carver

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Franklin, Tennessee, this 2nd day of July 19 98.

Commission expires 12-23-2001

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, and 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

LEGAL DESCRIPTION CONTINUATION

Duke by will of Nellie Duke, deceased, of record in Will Book 194, Page 2, Probate Court No. 94P-1261, Probate Court for Davidson County, Tennessee. The said Travis D. Duke having since conveyed all right, title and interest in said property to Lorene Agnes Duke Carver by QuitClaim Deed of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

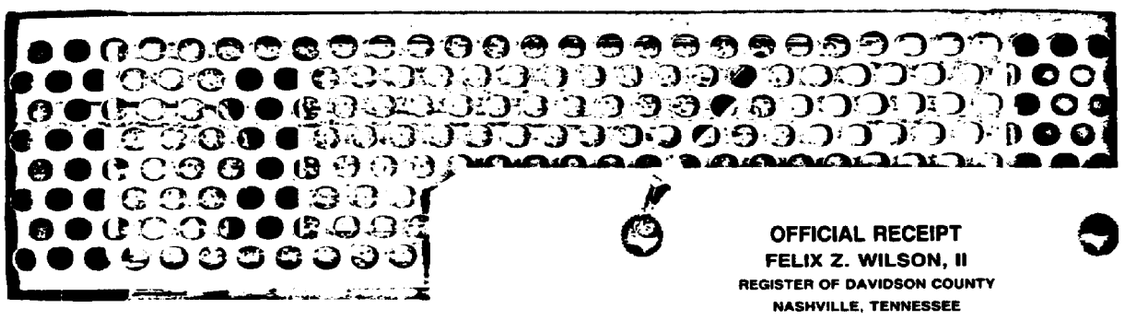
Davidson County taxes for the year 1998 are a lien but not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata share thereof to GRANTEES who will be responsbile for payment of said taxes when they become due and payable.

Subject to an easement for roadway reserved in Book 1198, page 416, Register's Office for Davidson County, Tennessee.

Subject to the flow of Bear Hollow Creek.

Ingress and Egress Easement as set out in Book 2449, page 219, Register's Office for Davidson County, Tennessee.

0460589
IDENTIF. + REFERENCE
98 JUL -9 PM 1:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
MAIL CK!
1551 07/09 01:01 CKCHECK 184.00



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

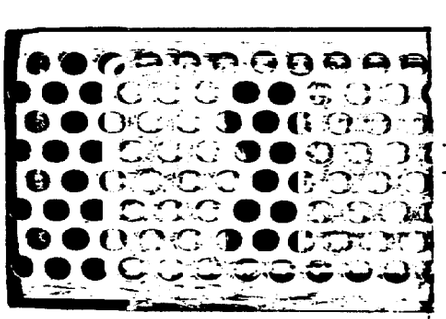
RECEIVED OF _____

FOR _____

BOOK 11014 PAGE 420

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	47000.00
CON TX	173.90
PRFEE	1.00
WDEED	8.00
OFFICE	2.00
TOTAL	184.90
CHECK	184.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/09/98 01 13:39 0001 1531

0460589
IDENTIF. ↑ REFERENCE

98 JUL -9 PM 1:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1317253