CO[illegible] AGENCY

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

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MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 16TH day of October, 2001, by and between SHARON K. BELLAR, UNMARRIED, hereinafter called Grantor, and JAMES R. MOORE and JAMIE L. MOORE, HUSBAND AND WIFE, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, SHARON K. BELLAR, UNMARRIED, Grantor, does hereby bargain, sell, transfer and convey unto JAMES R. MOORE and JAMIE L. MOORE, HUSBAND AND WIFE, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 2750 JONES AVENUE, NASHVILLE, TN 37207.

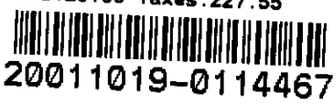
TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantees that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and bind herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantees, its successors and assigns, against the lawful claims of all persons whomsoever.

MALCOLM W. BELLAR, ex-husband of SHARON K. BELLAR, the Grantor herein, joins in the herein conveyance for the sole purpose of conveying any right, title and interest he may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of Grantor on the day and year first above written.

Davidson County DEEDWARR
Recvd: 10/19/01 15:05 4pgs
Fees:23.00 Taxes:227.55



20011019-0114467

Sharon K. Bellar
SHARON K. BELLAR
Signature of Seller

Malcolm W. Bellar
MALCOLM W. BELLAR

Name and Address of Property Owner:

JAMES R. MOORE and JAMIE L. MOORE, HUSBAND AND WIFE

2750 JONES AVENUE
MADISON, TN 37115

Property Address:

2750 JONES AVENUE
NASHVILLE, TN 37207

Person Responsible for Taxes:

New South Federal Savings Bank
210 automation Way
Birmingham, Al 35210

Map & Parcel #: MAP 60-16, PARCEL 122

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$61,500.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

James R Moore
Affiant

Sworn to and subscribed before me, a Notary Public, this 16th day of **October, 2001.**

Denise C. Allis
Notary Public

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **SHARON K. BELLAR**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE/SHE/THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Madison County, Tennessee, this 16th day of **October, 2001.**

Notary Public

My Commission Expires: 5/30/2004

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **MALCOLM W. BELLAR**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Davidson County, Tennessee, this 12th day of **October, 2001.**

Notary Public

My Commission Expires: 5/30/2004

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, _____, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in _____ County, _____, this day of **October, 2001.**

Notary Public

My Commission Expires: _____

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, _____, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in _____ County, _____, this day of **October, 2001.**

Notary Public

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being a part of Lot No. 21, Plan of Joywood Heights, Section 3, not of record, by W.W. Turner, Engineers, March 14, 1947, and more fully described as follows:

Beginning at an iron pin in the West margin of Jones Avenue, said iron pin being located 100 feet south of a pipe located on the Southeast corner of Lot No. 20, on Turner's Survey; thence North 81 degrees, 30 minutes West 825 feet to an iron pin in the East margin of reserved strip; thence South 1 degree 15 minutes West 50 feet to a point; thence South 81 degrees, 30 minutes East 825 feet to a point in the West margin of Jones Avenue, North 50 feet to the point of beginning.

BEING the same property conveyed to SHARON K. BELLAR, UNMARRIED, by Quitclaim Deed from Malcolm W. Bellar, of record in Deed Book 10773, page 147, said Register's Office for DAVIDSON County, Tennessee. The said SHARON K. BELLAR and Malcolm W. Bellar having since divorced, per said Final Decree of Divorce, the property was to be vested in SHARON K. BELLAR; however, no Quitclaim Deed was ever executed. Malcolm W. Bellar is joining in the herein deed to convey any right, title and interest he may have.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 60-16, PARCEL 122).

2. Unrecorded easements for roads and utilities, if any.