WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/29/02 13:27 2pgs
Fees:13.00 Taxes:344.10

20020129-0012319

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 93,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January, 2002

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael S. Woods (NAME)	First Horizon Home Loan Corp. (NAME)	MAP 030
3565 Bear Hollow Road (ADDRESS)	4000 Horizon Way (ADDRESS)	PARCEL 043
Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	Irving, Texas 75063 (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, Keith M. Bellar and wife, Shannon Bellar

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael S. Woods and Lindsey L. Thomas

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 degrees 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 degrees 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 degrees 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 degrees 26' 18" W 287.42' to a point in the center of a creek; thence with said creek centerline N 82 degrees 11' 16" E 48.10' to a point; thence N 66 degrees 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 Keith M. Bellar by Warranty Deed from Lorene Agnes Duke Carver of record in Book 11014, page 418, Register's Office for Davidson County, TN.

Shannon Bellar joins in this conveyance for the purpose of conveying all right, title and interest in and to said property, marital or otherwise.

CONTINUED PAGE TWO

unimproved ( )
This is improved (X) property, known as 3565 Bear Hollow Road, Whites Creek, TN 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 our hand s this 25th day of January, 2002

Keith M. Bellar

Shannon Bellar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keith M. Bellar and wife, Shannon Bellar

the bargainor S, 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 official seal at Goodlettsville, Tennessee, this 25th day of January, 2002.

Commission expires 12-25-03

Mary Bridwell
Notary Public

NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE
LARGE

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 _____, _____.

My commission expires _____

_____
Notary Public

Continuation:

This conveyance is subject to taxes for the year 2002, and subsequent years, easements and restrictive covenants of record.