580

This Instrument Prepared By:

Marshall L. Hix, Esquire
HIX & GRAY, PLC
1620 AmSouth Center
315 Deaderick Street
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 11/26/03 16:05 5pgs
Fees:28.00 Taxes:268.25
20031126-0172154

Address New Owner	Send Tax Bills To:	Map & Parcel Nos.:
Marsh Castle, LLC **535 Woodfield Road** **Whiteville, NC 28472**	**SAME**	**Map and Parcel No.** **096-13-0 161**

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **RUTH H. BELLAR, an unmarried person, and JAN B. GATTEN, TRUSTEE of a testamentary trust created by the Last Will and Testament of Frank K. Bellar, with full power to convey without the joinder of any beneficiary** (herein referred to as "Grantors"), have this day bargained and sold and, by these presents, do hereby transfer and convey unto **MARSH CASTLE, LLC**, a North Carolina limited liability company (herein referred to as "Grantee"), its successors and assigns, forever, all that tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows, to-wit:

> BEING a tract or parcel of land located in the Fourteenth Councilmanic District of Nashville, Davidson County, Tennessee, said tract being part of the same property conveyed to Frank K. Bellar by instrument of record in Book 5658, page 557 and to Frank Bellar and wife, Ruth Bellar of record in Book 4484, page 13, R.O.D.C., TN, and being more particularly described as follows:

BEGINNING at a point in the northerly right-of-way line of Allen Road, said point being the southwesterly corner of property conveyed to Charles W. Robinson, and wife, Eloise H. Robinson by deed of record in Book 7508, page 171, R.O.D.C., and being the southeasterly corner of the herein described tract, thence, with the northerly right-of-way line of Allen Road N 85 deg. 43' 45" W, 148.50 feet to an existing iron pin, thence, leaving said right-of-way line with the easterly line of property conveyed to Lions Club Volunteer Services, Inc. by instrument of record in Book 8748, page 797, R.O.D.C., N 0 deg. 18' 41" E. 200.00 feet to an iron rod, thence, continuing with the southerly line of said Lions Club property S 85 deg. 43' 45" E, 152.50 feet to an existing iron pin, thence, leaving said southerly line with the westerly line of the aforementioned Charles W. Robinson property S 1 deg. 27' 22" W, 199.76 feet to an iron spike and the point of beginning, containing 30,025 square feet or 0.689 acre, more or less, by survey of International, Ltd., Consulting Engineers, dated October 23, 2003, 217 Ward Circle, Brentwood, TN 37027, Benny M. Cantrell, Tennessee Registered Land Surveyor No. 1638.

Being part of the same property conveyed to C. E. Hooper and wife, Peggy K. Hooper from I. E. B. Craig by Installment Deed of record in Book 4285, page 497, Register's Office for Davidson County, Tennessee. Also being part of the same property and one-half (1/2) undivided interest, conveyed to Frank K. Bellar and wife, Ruth Bellar from C. E. Hooper and wife, Peggy K. Hooper by Warranty Deed in Book 4484, page 13, said Register's Office (Tract 3). Also being part of the same property and one-half (1/2) undivided interest conveyed to First American Bank of Nashville, Tennessee, by Warranty Deed from C. E. Hooper and wife, Peggy K. Hooper of record in Book 5354, page 820, said Register's Office (Tract 2). The one-half (1/2) undivided interest conveyed to First American Bank of Nashville, Tennessee was subsequently conveyed to Frank K. Bellar by Special Warranty Deed of record in Book 5658, page 557, said Register's Office. The interest conveyed to Frank K. Bellar, individually, in Book 5658, Page 557, said Register's Office was subsequently devised to Jan B. Gatten, Trustee or her successors in trust under the Last Will and Testament of Frank K. Bellar, Docket No. 98P216, Will Book 218, Page 392, Seventh Circuit for Davidson County, Tennessee (Probate Division).

Frank Bellar and wife, Ruth Bellar became owners of a one-half (1/2) undivided interest in this realty via a Warranty Deed of record in Book 4484, page 13, said Register's Office. Frank Bellar died on January 3, 1998, in Davidson County, Tennessee and the one-half (1/2) undivided interest conveyed to both Frank and Ruth Bellar is now vested solely in Ruth Bellar. Frank K. Bellar became owner of the remaining one-half (1/2) undivided interest via a Special Warranty Deed of record in Book 5658, page 557, said Register's Office. Said Property and interest in the same was subsequently devised to Jan B. Gatten, Trustee or her successors in trust, under a testamentary trust created under the Last Will and Testament of Frank K. Bellar, Docket No. 98P216, Will Book 218, Page 392, Seventh Circuit Court of Davidson County, Tennessee.

FRANK BELLAR and FRANK K. BELLAR are one and the same person.

RUTH BELLAR and RUTH H. BELLAR are one and the same person.

This is unimproved property located at 932 Allen Road, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the Grantee, its successors and assigns, in fee simple, forever.

Grantors covenant with the Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except zoning and building regulations, all visible easements, other restrictions and limitations of record, and 2003 real estate taxes, which have been prorated between the parties.

Grantors further covenant with the Grantee and binds themselves, their heirs, successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS this the 25th day of November, 2003.

GRANTOR:

Ruth H. Bellar

Ruth H. Bellar

Jan B. Gatten, Trustee

Jan B. Gatten, Trustee
Under Will of Frank K. Bellar

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $72,500.00.

Ruth H. Bellar Jan B. Gatten, Trustee
AFFIANT

Subscribed and sworn to before me, this 25th day of November, 2003.

Gary L. Gatten
NOTARY PUBLIC

My Commission Expires:
1-31-2004

(SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

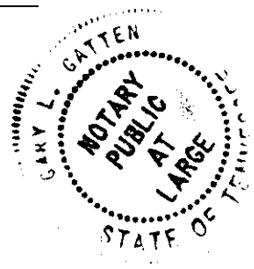
Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Ruth H. Bellar, whom I am personally acquainted (or proved to me based upon satisfactory evidence), and who, upon oath, acknowledged that she executed this instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of November, 2003.

Gary L. Gatten
NOTARY PUBLIC

My Commission Expires:
1-31-2004

(SEAL)



STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforesaid, personally appeared Jan B. Gatten, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence.) and who, upon oath, acknowledged herself to be the Trustee of the testamentary trust created under the Last Will and Testament of Frank K. Bellar, Docket No. 98P216, Will Book 218, Page 392, Seventh Circuit Court of Davidson County, Tennessee, the within named bargainor, and that she as such Trustee, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of November, 2003.

Gary L. Gatten
NOTARY PUBLIC

My Commission Expires:
1-31-2004

(SEAL)

