Davidson County DEEDWARR
Recvd: 10/20/04 12:12 2pgs
Fees:13.00 Taxes:425.50
20041020-0126193

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **42769** **FILE BOX "7"**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$415,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF JANUARY, 2004.

Notary Public

JANET S. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: **7-24-2004**

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
JAMES R. BELLAR	**S A M E**	**90-12-25**
7905 Saddle Ridge Trace		**8DA 30245**
Nashville, TN 37221		

FOR AND IN 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 **I, CURTIS GROVES, TRUSTEE WITH FULL POWER TO MORTGAGE, SELL, CONVEY, AND ENCUMBER JOINDER OF ANY 3RD PARTY BENEFICIARY,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES R. 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 Davidson County, Tennessee, being part of Lot No. 63 on the Plan of West Nashville Annex, as of record in Plat Book 332, Page 11, Register's Office for said County, to which reference is made for a more complete description.

Beginning in the center of James Avenue at the northeast corner of property conveyed to Mary L. McPherson by Deed from Joe V. Thompson, et al, of record in Book 2135, Page 496, said Register's Office; thence with the northerly line of said McPherson property, westwardly 200 feet; thence northwardly and parallel with the center line of James Avenue, 85 feet; thence eastwardly and parallel with the northerly line of said McPherson property, 200 feet to the center of James Avenue; thence with the center of said Avenue, southwardly 85 feet to the beginning.

Being the same property conveyed to Curtis Groves, Trustee with full power, by deed from Boyd Ronald Bomar and wife, Cathy Louise Bomar, of record in Instrument Number 20031125-0171282, Register's Office for Davidson County, Tennessee.

Unimproved
This is Improved (X) 663 Westboro Drive, Nashville, Tennessee 37209

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 29th day of January, 2004.

CURTIS GROVES, ~~TRUSTEE~~

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 CURTIS GROVES, TRUSTEE, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 29th day of January, 2004.

Janet S. Davis
NOTARY PUBLIC

My Commission Expires: 7-24-2004

