RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43513 FILE BOX "7"

Davidson County DEEDWARR
Recvd: 11/19/04 15:26 3pgs
Fees:18.00 Taxes:573.50
20041119-0139416

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of November, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Bellar 7905 SADDLE RIDGE TRACE ANDERSONVILLE, TN 37221	SAME AS NEW OWNER	156-14.03 AND 156-119

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/WE,

Christina H. Miles, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James R. Bellar and wife, Jo Ann 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:

SEE ATTACHED LEGAL DESCRIPTION

BEING the same property conveyed to Christina H. Miles by Quitclaim Deed from Roy A. Miles, III, of record in Instrument Number 20041006-0120399, Register's Office for Davidson County, Tennessee and being the same property conveyed to Roy A. Miles, III and wife, Christina H. Miles by deed from James L. Hutton, Jr. and wife, Marjorie K. Hutton, of record in Book 8834, Page 25, and by deed from Pauline Shaw Eckhardt, of record in Book 6933, Page 866, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 7860 Highway 100, Nashville, TN 37221

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/our hand(s) this 17th day of November, 2004

Christina H. Miles

Christina H. Miles

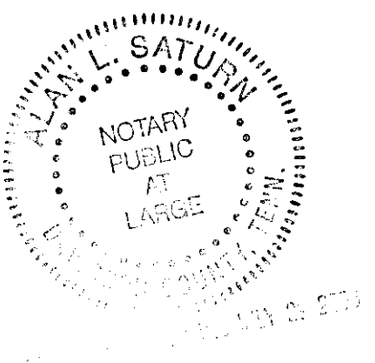
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Christina H. Miles, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of November, 2004

Notary Public

My Commission Expires: 7/24/2006



TRACT 1: Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by Z. J. Wilkinson, Surveyor, July 10, 1963, as follows:

Beginning at a point on the northwesterly margin of Highway No. 100, south 53 deg. 30' west 300 feet from the southwest corner of the property conveyed to Howard T. Breece and wife, by deed from E. U. Buchi and wife, of record in Book 3067, page 155, Register's office for said County; thence with the northwesterly margin of said Highway, south 53 deg. 30' west 150 feet; thence north 36 deg. West 829.4 feet to the center of Harpeth River; thence with same, north 45 deg. 30' east 151.5 feet; thence south 36 deg. east 850.4 feet to the beginning, containing 2.89 acres, more or less.

This is the same description as in the previous deed of record. (MAP 156-14.03)

TRACT 2: A tract of land in the 9th Civil District of Davidson County, Tennessee, and being more particularly described as follows, according to a survey by A & A Engineering Company dated July 11, 1986.

Beginning at an existing iron pin in the southwest corner of the herein described tract, the northwest corner of Lot 9 and the northeast corner of Lot 10 – Lot 9 and 10 being on plan of Harpeth Heights, Section 2, not of record – said point of beginning also being N 35 deg. 54' W, a distance of 291.0' from an existing iron pin in the northerly right of way of State Highway 100 and proceeding as follows; with the easterly line of the John Cates property N 35 deg. 54' W a distance of 560' more or less to a point in the center line of the Harpeth River, said line passing through an iron pin at a distance of 472.0'; thence with the center line of the Harpeth River a calculated bearing and distance of N 44 deg. 21' E a distance of 152.96' to a point; thence leaving the center line of the Harpeth River S 35 deg. 51' E a distance of 585.5' to an existing iron pin, said line passing through an iron pin at a distance of 92.9' more or less; thence, with the northerly line of Lot 9, S 53 deg. 56' W a distance of 150.25' to the point of beginning and containing 1.98 acres, more or less.

(MAP 156-119)