WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/15/05 13:33 2 pgs
Fees:13.00 Taxes:333.00

20051215-0150746

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Jonathan A. Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF December, 2005

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 25, 2006
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan A. Harris	Same as New Owner	MAP 44-15
(NAME)	(NAME)	
110 Mt. Vernon Drive		PARCEL 178
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(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, James K. Bellar

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

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 Lot No. 239 on the Plan of Section "A", Village of Old Hickory as of record in Book 1424, Page 68, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Carl S. Johnson and wife, Harriett J. Johnson by deed from James W. C. Lynn and wife, Elizabeth S. Lynn which deed is dated June 17, 1977 and is recorded in Book 5161, Page 793, Register's Office for Davidson County, Tennessee. The said Carl S. Johnson and wife, Harriett J. Johnson conveyed said property to James K. Bellar by Quitclaim Deed dated October 27, 2005 and recorded as Instrument No. 20051031-0130915, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2006 AND SUBSEQUENT YEARS, FURTHER SUBJECT TO notes, easements, building setback lines, etc., if any, as may be set forth on the Plan of Village of Old Hickory, Section A of record in Book 1424, Page 68, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 811 Cleves Street, Old Hickory, TN 37138
(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 my hand this 13th day of December, 2005

James K. Bellar

By: Mike Bellar, Attorney-in-Fact

Mike Bellar, Attorney-in-Fact

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 James K. Bellar

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 Madison, Tennessee, this 13th day of December, 2005.

Commission expires March 25, 2006

Notary Public

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of December, 2005, before me personally appeared Mike Bellar, to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James K. Bellar and acknowledged that he executed the same as the free act and deed of the said James K. Bellar.

Witness my hand and official seal at Madison, Tennessee, this the 13th day of December, 2005.

My commission expires: 3/25/2006

Deanie L. Gregory
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY