JDB

WARRANTY DEED

BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF March 2007

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: 11/24/07
(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
James Bellar (NAME)	SAME (NAME)	MAP 82.13
7905 Saddle Ridge Trace (ADDRESS)	(ADDRESS)	PARCEL 42.00
Nashville, TN 37221 (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, Clarice Cain, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James 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 183 in the Judge John McNairy Mansion House Tract, a plan which is of record on the front Fly Leaf of Book 9, R.O.D.C., Tenn., described as follows: Beginning on the Northerly margin of Jackson Street, 131 feet Westerly from the Westerly margin of 9th Ave. North, formerly McLemore St., being the S.W. corner of part of said lot conveyed by Andrew Turner Harman and wife, to John Hall and wife, by deed of record in Book 458, Page 749, said Register's Office; thence with the Northerly margin of Jackson Street, W. 32 1/2 feet; thence at right angles, Northerly about 129 feet to the Southerly margin of a proposed alley; thence with the Southerly margin of said proposed alley, Easterly 32 1/2 feet to said Hall's N.W. corner; thence with his Westerly line, Southerly about 129 feet to the beginning.

Being the same property conveyed to Clarice Cain by Quitclaim Deed dated August 11, 2005 from Morris Gardner, of record by Instrument No. 20051107-0134919, by Quitclaim Deed dated August August 12, 2005 from Oliver Gardner of record by Instrument No. 20051107-0134918, by Quitclaim Deed dated August 15, 2005, from Clarence Gardner, of record by Instrument No. 20051107-0134917 and by Quitclaim Deed dated August 15, 2005, from Robert Gardner of record by Instrument No. 20051107-0134916, all of record in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

This is improved (X) property, known as 908 Jackson Street, Nashville, TN 37208
(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 5th day of March 2007

Clarice Cain

Clarice Cain

Davidson County DEEDWARR
Recvd: 03/09/07 13:39 2 pgs
Fees:13.00 Taxes:222.00

20070309-0029491

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, NOTARY PUBLIC AT LARGE the undersigned, a Notary Public in and for said County and State, the within named Clarice Cain, Unmarried the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 5th day of March 2007.

Commission expires NOV. 24, 2037 11/24/07

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