JACK CASE WILSON TITLE ASSOCIATES, LLC
3931-A GALLATIN PIKE
NASHVILLE, TN 37216
D-0981

Davidson County DEEDWARR
Recvd: 04/30/07 14:56 2 pgs
Fees:13.00 Taxes:666.00
20070430-0051376

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $180,000.00

REBEKAH J. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me, this 26th day of March, 2007.

Notary Public
My commission expires: 3-20-2010

05-0703-63483

Address of New Owner:	Send Tax Bills to:	Tax Information
Clayton R. Bellamy 631 Old Hickory Blvd. Madison TN 37115	Same	42-11-0-070

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Margaret J. Ramirez now known as Margaret J. Eagles, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Clayton R. Bellamy and wife, Julie F. Bellamy, hereinafter called the Grantees, their successors 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 Lots Nos. 19, 20, 21 and 22 of Block "B" on the Map of Marthonna not of record, and described according to a survey made by J.A. Mefford, Surveyor, in December, 1937, as follows:

BEGINNING at a point in the southerly margin of Old Hickory Boulevard, 100 feet east of the easterly margin of Ezell Road, West at the corner of Lots Nos. 22 and 23; thence with the line between said lots, southerly parallel to the easterly line of Ezell Road West, 248.3 feet to the north line of Lot No. 27; thence with the north line of Lot 27, easterly 100 feet to the corner of Lots 18 and 19; thence with the line between said lots, northerly 246.6 feet to the southerly margin of Old Hickory Boulevard; thence with the margin of the same, westerly 100 feet to the beginning.

Included in the above described property but EXCLUDED therefrom is a portion of the above described property having been conveyed to the Metropolitan Government of Nashville and Davidson County, of record in Book 4842, page 983, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at the point of intersection of the south margin of Old Hickory Boulevard and the west boundary of the Billy Howell property; thence along the said west boundary South 1 deg. 04 min. West 21.0 feet to a point; thence North 87 deg. 59 min. West 100.0 feet to a point; thence North 1 deg. 04 min. East 21.0 feet to a point in the said south margin; thence along the said south margin eastwardly 100.0 feet to the point of beginning.

Being the same property conveyed to Jose G. Ramirez Ramos and wife, Margaret J. Ramirez by deed from Jerry C. Harlan and wife, Wanda G. Harlan, of record in Instrument No. 20050526-0059493, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Margaret J. Eagles, formerly known as Margaret J. Ramirez by Quitclaim Deed from Jose G. Ramirez Ramos, of record in Instrument No. 20070321-0034379, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 631 Old Hickory Blvd., Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 26th day of March, 2007.

Margaret J. Eagles

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Margaret J. Eagles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 26th day of March, 2007.

State of Tennessee at Large

My Commission expires
5/22/2010

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/22/2010