THIS INSTRUMENT PREPARED
BY LUKE E. HARVEY, ATTY.

BOOK 4021 PAGE 684

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Alonzo H. Annes (NAME)	Prudential Insurance Company (NAME)	Map 34-3
4803 Lexington Drive (STREET ADDRESS OR ROUTE NUMBER)	Box 300 (STREET ADDRESS)	Par 47
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Memphis, Tennessee (CITY) (ZONE) (STATE)	5P__ new

For and in Consideration of the sum of ----------Ten and 00/100----------

----------($10.00)---------- *DOLLARS*

Cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and the assumption by the grantees of the unpaid balance of a note in the original amount of $12,500.00, said note being secured by a deed of trust of record in Book 3192, page 315, Register's Office for Davidson County, Tennessee,

We, Alford Ray Welch and wife, Helen D. Welch,

have bargained and sold, and by these presents do transfer and convey unto the said Alonzo H. Annes and wife, Opal J. Annes, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING lot No. 125 on the Plan of Kenilworth Estates, Section 1, as of record in Book 2900, pages 105 and 106, Register's Office for said County described as follows:

BEGINNING on the westerly margin of Lexington Drive at the cornerof lots Nos. 124 and 125; thence with the line between said two lots westwardly 96.6 feet to the corner of lots Nos. 123, 124, 125; thence with the line between lots Nos. 123 and 125 southwesterly 49.5 feet to the corner of lots Nos. 123, 125 and 127; thence with the line between lots Nos. 125 and 127 southeastwardly 55 feet to the corner of lots Nos. 125, 126 and 127; thence with the line between lots Nos. 125 and 126 eastwardly 90 feet to the westerly margin of Lexington Drive; thence with the same northerly 73.4 feet to the beginning. Being part of the real property conveyed to Martin Zeitlin, Trustee, by deed from Adam J. Strasser and wife, dated May 27, 1960, filed May 27, 1960, and recorded in Book 3072, page 556, said Register's Office. This conveyance is made subject to a ten-foot easement for public utilities along southwesterly and northwesterly lines of premises, 40 foot building setback line from Lexington Drive, and conditions of owners certificate as shown on plan of record in Book 2900, pages 105 and 106, said Register's Office, and to restrictive covenants contained in an instrument of record in Book 3103, page 610, said Register's Office.

BEING the same real property conveyed to Alford Ray Welch and wife, Helen D. Welch, by deed from Earman R. Hensley and wife, Betty Rice Hensley, of record in Book [illegible], page 336 Register's Office for said county.

unimproved (x)
This is improved (x) property, known as 4803 Lexington Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Alonzo H. Annes and wife, Opal J. Annes, their *heirs and assigns, forever.*

And we do *do covenant with the said* Alonzo H. Annes and wife, Opal J. Annes *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,* except as herein noted.

And We, Alford Ray Welch and wife, Helen D. Welch *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Alonzo H. Annes and wife, Opal J. Annes, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hands this* 10 *day of* May, 19..., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Alford Ray Welch

X Helen D. Welch

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alfred H Gaston, a Notary Public in and for said County and State, the within named Alford Ray Welch and Helen D. Welch

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of April, 1966

Alfred H Gaston
Notary Public.

Commission Expires 30 April 1968

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that.....

executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this.....

day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be.....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....

this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

STATE TAX $ 18.45
PROBATE
TOTAL $ 18.95
MAY 31 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID MAY 31 1966

WARRANTY DEED

FROM

Alford Ray Welch, et ux

TO

Alonzo H. Annes, et ux

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

3 0 2 9 5

MAY 31 4 00 PM '66

RECORDING FEE $ 1.00
DEP. REG. ----
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Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance C

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSE

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